

LET PROPERTY PACK

INVESTMENT INFORMATION

George Street, Aberdeen,
AB25

224669757

 www.letproperty.co.uk





Property Description

Our latest listing is in George Street, Aberdeen, AB25

Get instant cash flow of **£780** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility.

A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



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AB25

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Property Key Features

2 bedrooms

1 bathroom

Easy Access to Local Amenities

Good condition

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £780

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 100,000.00

25% Deposit	£25,000.00
Stamp Duty ADS @ 8%	£8,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £780 per calendar month but the potential market rent is

£ 850



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£780	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£78.00	£85.00
Total Monthly Costs	£405.50	£412.50
Monthly Net Income	£374.50	£437.50
Annual Net Income	£4,494.00	£5,250.00
Net Return	13.22%	15.44%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£3,550.00**
Adjusted To

Net Return **10.44%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,750.00**
Adjusted To

Net Return **11.03%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £113,000.

 <p>£113,000</p>	<p>2 bedroom flat for sale</p> <p>George Street, City Centre, Aberdeen, AB25</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 3 Nov 2023 to 3 Mar 2025 (486 days) by Belvoir, Aberdeen</p>
 <p>£95,000</p>	<p>2 bedroom flat for sale</p> <p>George Street, Aberdeen, AB25</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 3 Feb 2021 to 6 Jul 2021 (152 days) by Purplebricks, covering Aberdeen</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

May Baird Wynd, Aberdeen

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2025 to 30 Jan 2026 (98 days) by Martin & Co, Aberdeen



£1,100 pcm

2 bedroom flat

Jamaica Street, Kittybrewster, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 4 Nov 2025 to 14 Jan 2026 (70 days) by Northwood, Aberdeen

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **moved within the last 2 years**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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PROPERTY ID: 224669757

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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