

LET PROPERTY PACK

INVESTMENT INFORMATION

Richmond Terrace,
Aberdeen, AB25

224861538

 www.letproperty.co.uk





Property Description

Our latest listing is in Richmond Terrace, Aberdeen, AB25

Get instant cash flow of **£450** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Richmond Terrace,
Aberdeen, AB25

224861538



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £28 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 85,000.00

25% Deposit	£21,250.00
Stamp Duty ADS @ 8%	£6,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£29,050.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£450	£750
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£28.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£353.63	£383.63
Monthly Net Income	£96.38	£366.38
Annual Net Income	£1,156.50	£4,396.50
Net Return	3.98%	15.13%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,896.50**
Adjusted To

Net Return **9.97%**

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

Annual Net Income **£3,121.50**
Adjusted To

Net Return **10.75%**

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 £115,000.



£115,000

2 bedroom apartment for sale

+ Add to report

Richmond Terrace TFR, Aberdeen

NO LONGER ADVERTISED

SOLD 5TC

Marketed from 7 Jul 2023 to 5 Mar 2024 (242 days) by Martin & Co, Aberdeen



£112,000

2 bedroom flat for sale

+ Add to report

19 Richmond Terrace, Rosemount, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 9 May 2025 (157 days) by Northwood, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

Grosvenor Terrace, Aberdeen, AB25

NO LONGER ADVERTISED

Marketed from 28 Jul 2025 to 12 Aug 2025 (15 days) by DJ Alexander, Aberdeen

+ Add to report



£700 pcm

1 bedroom flat

Loanhead Terrace, Rosemount, Aberdeen, AB25

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2025 to 31 Oct 2025 (10 days) by DJ Alexander, Aberdeen

+ Add to report

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: **5 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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Richmond Terrace, Aberdeen, AB25

PROPERTY ID: 224861538

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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