TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Nellfield Place, Aberdeen,
AB10 6DH



226907289



PROPERTY DESCRIPTION

Our latest listing is in Nellfield Place, Aberdeen, AB10 6DH

Rent currently agreed with tenant of **£540** per calendar month which calculates to a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

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

Tenanted Property Auctions



Nellfield Place,
Aberdeen, AB10 6DH

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £540

Market Rent: £550

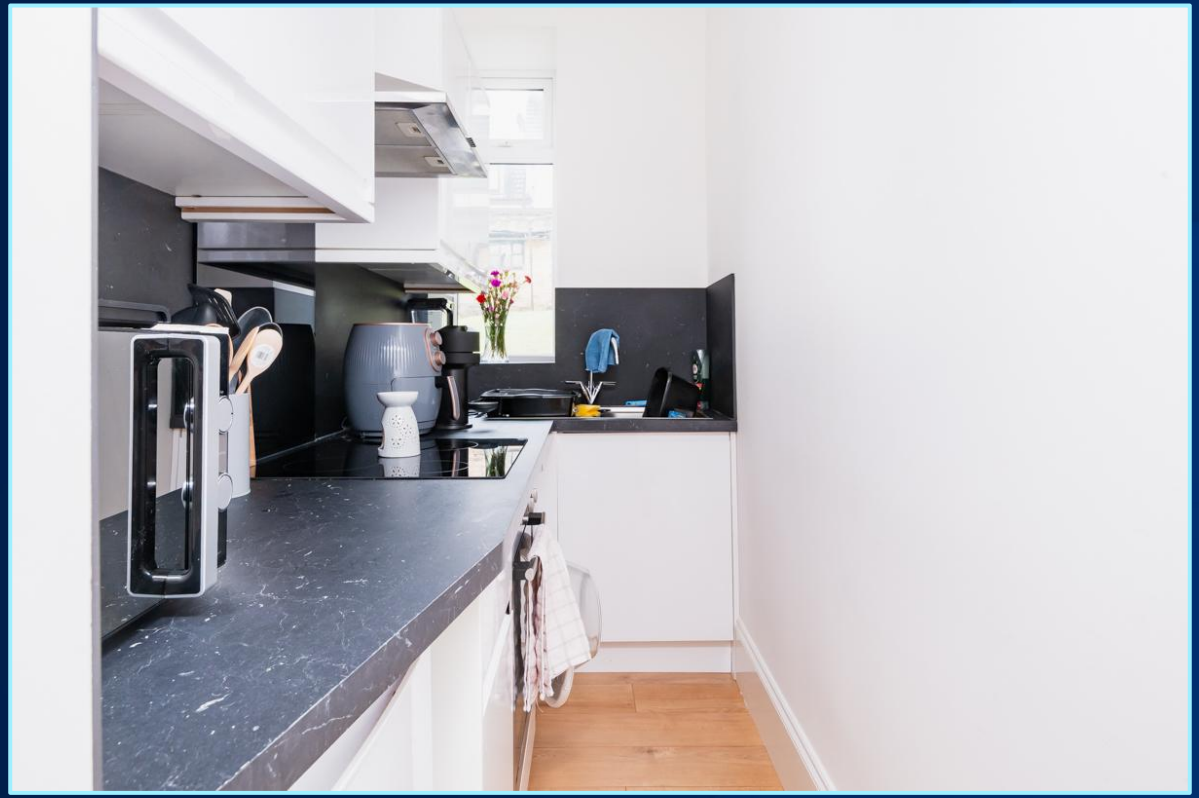
Lounge







Kitchen



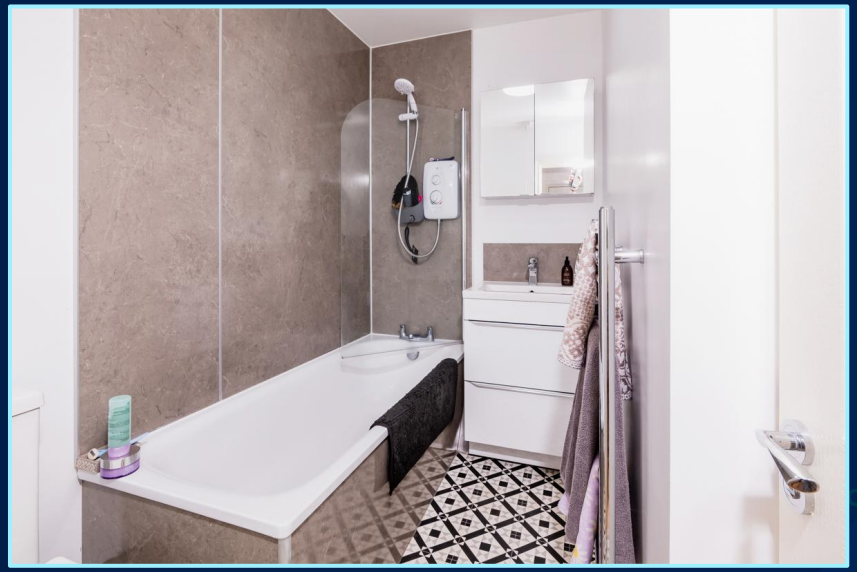
Bedrooms

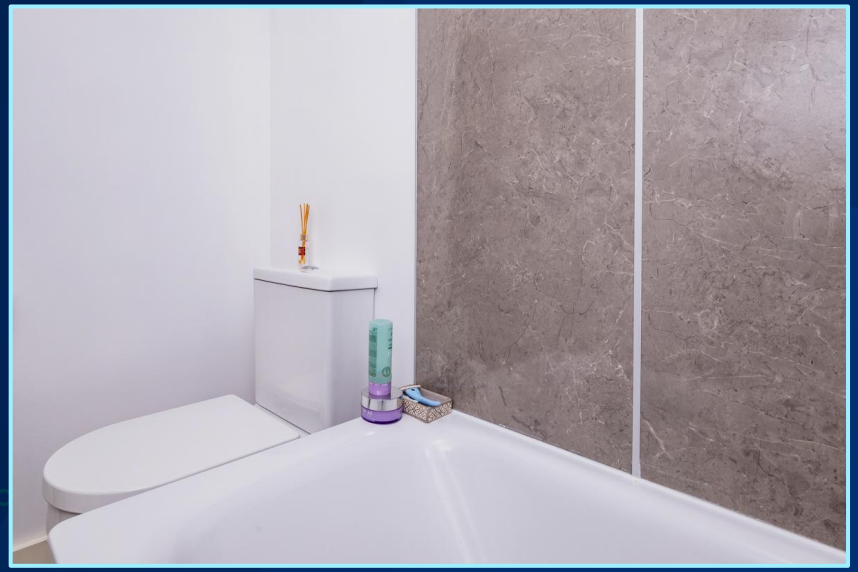






Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£70,000

10% Deposit (£5,000 Minimum)	**£7,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£13,000**
Purchase Balance	**£63,000**
SDLT Charge	**£3,500**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£67,500**

Your total all in costs would be ~£67,500 after taxes and fees based on a purchase price of £70,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £82,500.



£82,500

1 bedroom apartment for sale

+ Add to report

Great Western Road, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 4 Jun 2021 to 2 Feb 2022 (243 days) by Keller Williams Scotland, Scotland



£75,000

1 bedroom apartment for sale

+ Add to report

Union Grove, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 20 Mar 2025 (204 days) by Low & Partners, Aberdeen

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our lettings team.



1 bedroom flat

+ Add to report

Nellfield Place, Aberdeen, Aberdeenshire, AB10

CURRENTLY ADVERTISED LET AGREED

Marketed from 7 May 2025 by Square Lettings, Aberdeen

£600 pcm



1 bedroom flat

+ Add to report

First Floor Nellfield Place, Aberdeen, AB10

NO LONGER ADVERTISED

Marketed from 4 May 2025 to 9 Jul 2025 (66 days) by OpenRent, London

£599 pcm



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PROPERTY ID: 226907289

Interested in this **property investment?**

Call us on **0161 394 2637**

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