LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Road, Boddam,
Peterhead, AB42 3AX

224262328

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Queens Road, Boddam, Peterhead, AB42 3AX

This property has a potential to rent for **£521** which would provide the investor a Gross Yield of **12.5%** if the rent was increased to 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.

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



Queens Road, Boddam,
Peterhead, AB42 3AX

224262328

Property Key Features

- 1 bedroom
- 1 bathroom
- Spacious Lounge
- Well Equipped Kitchen
- Factor Fees: £0
- Ground Rent: Freehold
- Lease Length: Freehold
- Market Rent: £521

Lounge







Kitchen







Bedrooms





Exterior





Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 50,000

Stamp Duty ADS @ 8%	**£4,000**
LBTT Charge	**£0**
Legal Fees	**£1,000**
Total Investment	**£55,000**

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	**£521**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**Freehold**
Letting Fees	**£52.10**
Total Monthly Costs	**£67.10**
Monthly Net Income	**£453.90**
Annual Net Income	**£5,446.80**
Net Return	**9.90%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£4,405**
Net Return	**8.01%**

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 £60,000.



2 bedroom flat for sale

+ Add to report

Raemoss Road, Peterhead, AB42

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 4 Feb 2026 by Yopa, Scotland & The North

£60,000



2 bedroom apartment for sale

+ Add to report

Victoria Road, Peterhead, AB42

CURRENTLY ADVERTISED

Marketed from 18 Dec 2025 by Low & Partners, Aberdeen

£60,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

+ Add to report

Prunier Drive, Peterhead, AB42

NO LONGER ADVERTISED

Marketed from 23 Mar 2025 to 1 Apr 2025 (8 days) by OpenRent, London



£530 pcm

2 bedroom flat

+ Add to report

7 Chapel Street, Peterhead, Aberdeenshire, AB42

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Dec 2025 to 10 Feb 2026 (61 days) by DJ Alexander, Inverurie



www.letproperty.co.uk

Queens Road, Boddam, Peterhead, AB42 3AX

PROPERTY ID: 224262328

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.

LETPROPERTY