

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Peter Street, Aberdeen,  
AB24

224495104

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





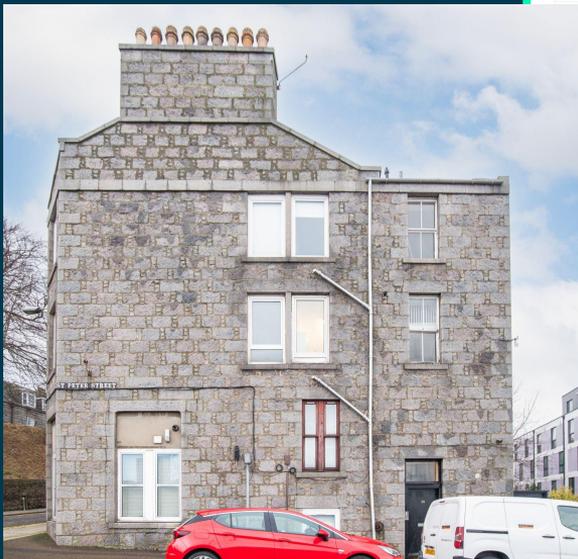
## Property Description

Our latest listing is in St. Peter Street, Aberdeen, AB24

This property has a potential to rent for **£661** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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...**



St. Peter Street,  
Aberdeen, AB24

224495104



## Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £661

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £60,000 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

25% Deposit	£15,000.00
Stamp Duty ADS @ 8%	£4,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£20,800.00</b>

# Projected Investment Return



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	£661
Mortgage Payments on £45,000.00 @ 5%	£187.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£66.10
<b>Total Monthly Costs</b>	<b>£268.60</b>
<b>Monthly Net Income</b>	<b>£392.40</b>
<b>Annual Net Income</b>	<b>£4,708.80</b>
<b>Net Return</b>	<b>22.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,386.80**  
Adjusted To

Net Return                      **16.28%**

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

Annual Net Income      **£3,808.80**  
Adjusted To

Net Return                      **18.31%**

# 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 £155,000.



## 2 bedroom apartment for sale

+ Add to report

King Street, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 to 21 Mar 2025 (238 days) by Martin & Co, Aberdeen

£155,000



## 2 bedroom apartment for sale

+ Add to report

Orchard Street, Aberdeen, AB24

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2025 to 24 Oct 2025 (70 days) by Selling Granite Estate Agency, Covering Aberdeen City & Aberdeenshire

£140,000

# 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 flat

St Peters Square, 22 - 24 St Peters Street, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2025 to 5 Aug 2025 (32 days) by DJ Alexander, Aberdeen

+ Add to report



**£1,150 pcm**

## 2 bedroom flat

St Peters Square 22-24 St Peters St, City Centre, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2024 to 26 Aug 2024 (68 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



St. Peter Street, Aberdeen, AB24

PROPERTY ID: 224495104

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**