

LET PROPERTY PACK

INVESTMENT INFORMATION

Urquhart Road, Aberdeen,
AB24

226849278

 www.letproperty.co.uk





Property Description

Our latest listing is in Urquhart Road, Aberdeen, AB24

Get instant cash flow of **£560** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£756** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Urquhart Road,
Aberdeen, AB24

226849278



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

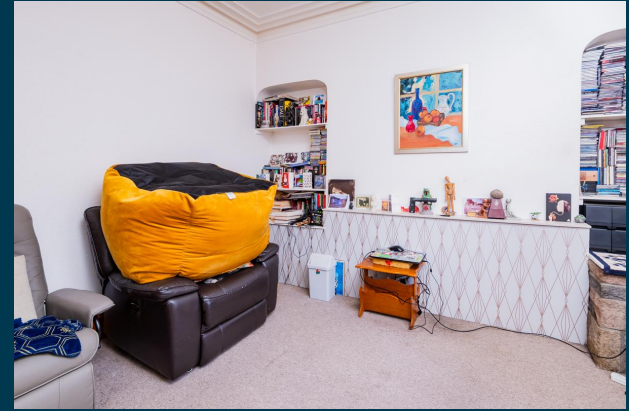
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £560

Market Rent: £756

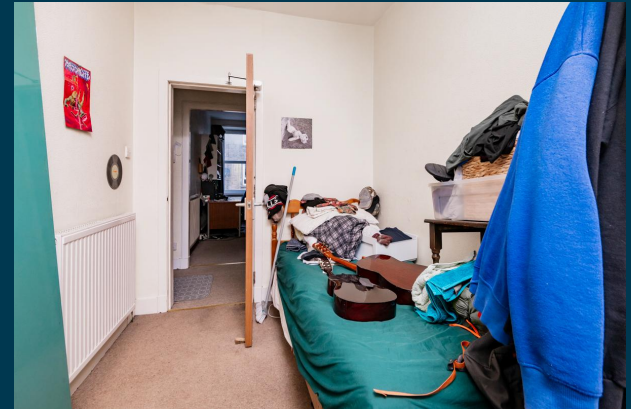
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 70,000.00

| | |
|------------------|------------|
| 25% Deposit | £17,500.00 |
| ADS @ 8% | £5,600.00 |
| LBTT Charge | £0 |
| Legal Fees | £1,000.00 |
| Total Investment | £24,100.00 |

Projected Investment Return



The monthly rent of this property is currently set at £560 per calendar month but the potential market rent is

£ 756

| Returns Based on Rental Income | £560 | £756 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £52,500.00 @ 5% | £218.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £56.00 | £75.60 |
| Total Monthly Costs | £289.75 | £309.35 |
| Monthly Net Income | £270.25 | £446.65 |
| Annual Net Income | £3,243.00 | £5,359.80 |
| Net Return | 13.46% | 22.24% |

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 **£3,847.80**
Adjusted To

Net Return **15.97%**

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

Annual Net Income **£4,309.80**
Adjusted To

Net Return **17.88%**

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 £90,000.



£90,000

2 bedroom flat for sale

+ Add to report

58 St. Clair Street, Aberdeen, Aberdeenshire, AB24 5AJ

NO LONGER ADVERTISED

Marketed from 24 Sep 2024 to 5 Nov 2024 (42 days) by Town & Country Property Auctions, Chester



£85,000

2 bedroom apartment for sale

+ Add to report

Seaforth Road, Aberdeen

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2025 to 1 Oct 2025 (65 days) by Compass Estates, Livingston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£850** based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

King Street, Apartment H, Aberdeen, AB24

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 May 2024 to 4 Jul 2024 (35 days) by DJ Alexander, Aberdeen



£825 pcm

2 bedroom apartment

+ Add to report

Mary Elmslie Court, Aberdeen

NO LONGER ADVERTISED






LET AGREED

Marketed from 3 Jan 2024 to 8 Mar 2024 (65 days) by Martin & Co, 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: **4 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.



www.letproperty.co.uk

Urquhart Road, Aberdeen, AB24

PROPERTY ID: 226849278

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