

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Dee Place, Aberdeen, AB11

228229656





PROPERTY DESCRIPTION

Our latest listing is in Dee Place, Aberdeen, AB11

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Dee Place, Aberdeen,
AB11

228229656

Property Key Features

1 bedroom

1 bathroom

Rear garden

Shared private parking

Factor Fees: In Legal Pack

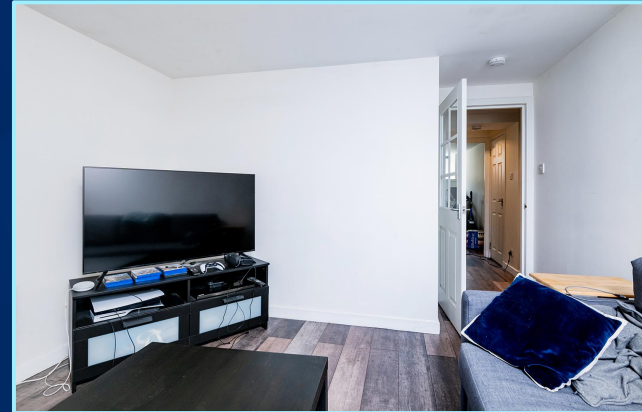
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

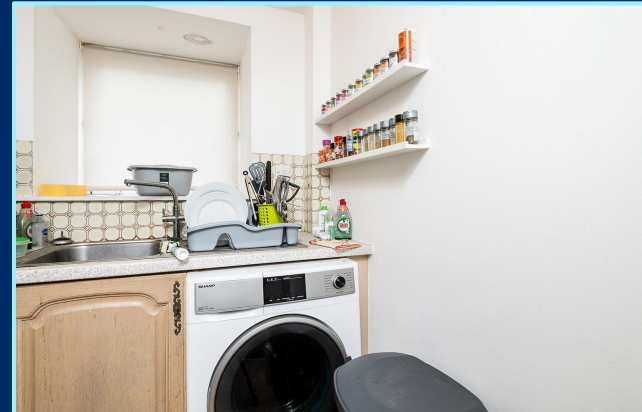
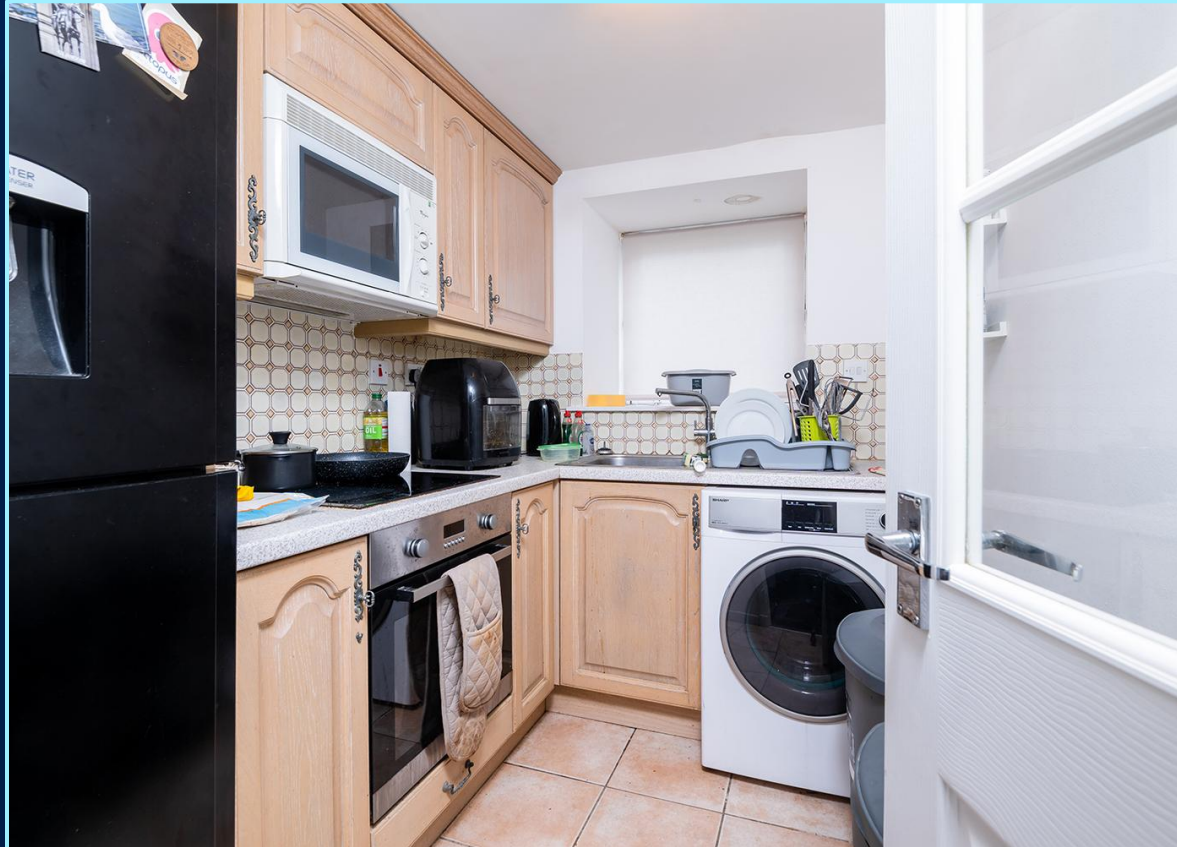
Current Rent: £550

Market Rent: £600

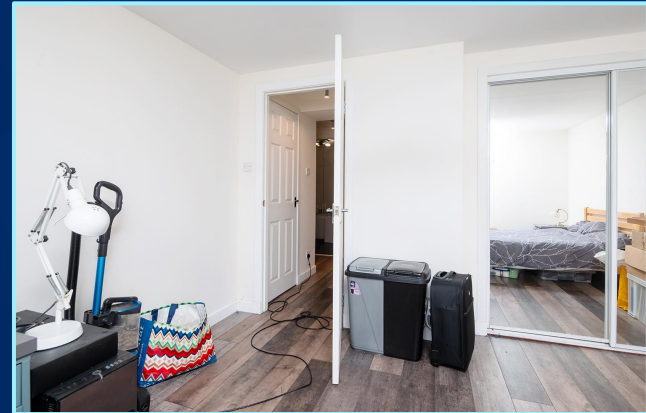
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£65,000

10% Deposit (£5,000 Minimum) **£6,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,500**

Purchase Balance **£58,500**

ADS @ 8% **£5,200**

LBTT Charge **£0**

Est. Legal Fees **~£2,000**

Balance Paid On Settlement **£65,700**

Your total all in costs would be ~£65,700 after taxes and fees based on a purchase price of £65,000. 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 £90,000.



£90,000

1 bedroom apartment for sale

+ Add to report

12 Strawberry Bank Parade, Aberdeen, AB11 6US

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Feb 2026 to 2 Apr 2026 (55 days) by Simpson & Marwick, Aberdeen



£83,000

1 bedroom flat for sale

+ Add to report

18 Ferryhill Terrace, Ferryhill, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 1 Oct 2025 (72 days) by Northwood, Aberdeen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our lettings team.



£995 pcm

1 bedroom penthouse

Portland St, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 3 Mar 2026 to 19 Apr 2026 (47 days) by OpenRent, London

+ Add to report



£880 pcm

1 bedroom flat

Bon Accord Crescent, Aberdeen, AB11

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 21 Aug 2024 (8 days) by Aberdeen Property Leasing, Aberdeen

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Dee Place, Aberdeen, AB11

PROPERTY ID: 228229656

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.