

LET PROPERTY PACK

INVESTMENT INFORMATION

West High Street Inverurie,
AB51 3SA

200257628

 www.letproperty.co.uk





Property Description

Our latest listing is in West High Street Inverurie, AB51 3SA

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.3%** 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...



West High Street
Inverurie, AB51 3SA

200257628



Property Key Features

2 bedroom

1 bathroom

Great Condition

Easy access to Local Amenities

Factor Fees: £0.00

Ground Rent: N/A

Lease Length: N/A

Market Rent: £900

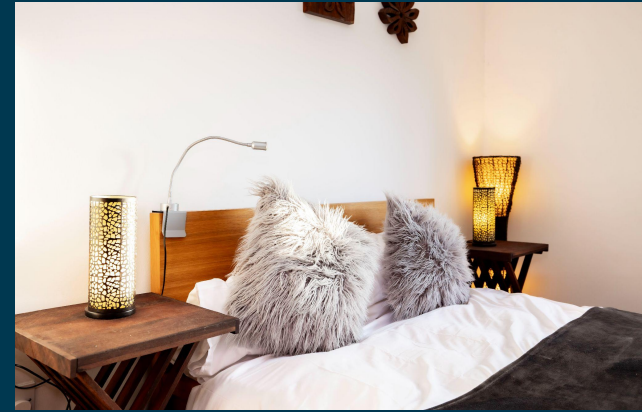
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 105,000.00

25% Deposit	£26,250.00
Stamp Duty ADS @ 6%	£6,300.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£33,550.00

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	£900
Mortgage Payments on £78,750.00 @ 5%	£328.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	N/A
Letting Fees	£90.00
Total Monthly Costs	£433.13
Monthly Net Income	£466.88
Annual Net Income	£5,602.50
Net Return	16.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,802.50**
Adjusted To

Net Return **11.33%**

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

Annual Net Income **£4,027.50**
Adjusted To

Net Return **12.00%**

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 £132,000.



£132,000



2 bedroom flat for sale
West High Street, Inverurie, AB51

+ Add to report

NO LONGER ADVERTISED

First Floor Flat | Private Parking Space | Lounge | Dining Kitchen | Two Bedrooms | Mezzanine Flo...

SOLD PRICE HISTORY

20 Mar 2014	£170,000
25 Jun 2012	£130,000
20 May 2008	£136,000



£127,000



3 bedroom flat for sale
West High Street, Inverurie, AB51

+ Add to report

NO LONGER ADVERTISED

Bright & Spacious First Floor Apartment | Three Double Bedrooms with Built In Storage | Two Bathr...

SOLD PRICE HISTORY

11 May 2022	£127,000
3 Nov 2014	£150,000
13 Mar 2003	£55,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,010 based on the analysis carried out by our letting team at **Let Property Management**.



£1,010 pcm

2 bedroom flat

Burnside Drive, Dyce, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED

* 2 Double Bedrooms + Ensuite | * Fully Furnished | * Balcony + River Views | * Private Parking |...

SOLD PRICE HISTORY

17 Aug 2010	£200,000
6 Apr 2006	£168,500



£1,010 pcm

2 bedroom flat

Burnside Drive, Dyce, Aberdeen, AB21

+ Add to report

NO LONGER ADVERTISED LET AGREED

* 2 Double Bedrooms (1 with En Suite) | Bathroom | * Allocated parking space | * Fully Furnished ...




SOLD PRICE HISTORY

17 Dec 2012	£217,500
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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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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

West High Street Inverurie, AB51 3SA

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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.



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