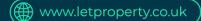


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

The Midway, Newcastle Under Lyme, ST5

208246554











## **Property Description**

Our latest listing is in The Midway, Newcastle Under Lyme, ST5

This property has a potential to rent for £764 which would provide the investor a Gross Yield of 17.6% 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...







The Midway, Newcastle Under Lyme, ST5



1 bedroom

1 bathroom

**Triple-Fixture Bathroom** 

**Dedicated Fitness Area** 

Factor Fees: £125.00 PM

Ground Rent: £33.33 PM

Lease Length: 99 years

Market Rent: £764

208246554

# Kitchen





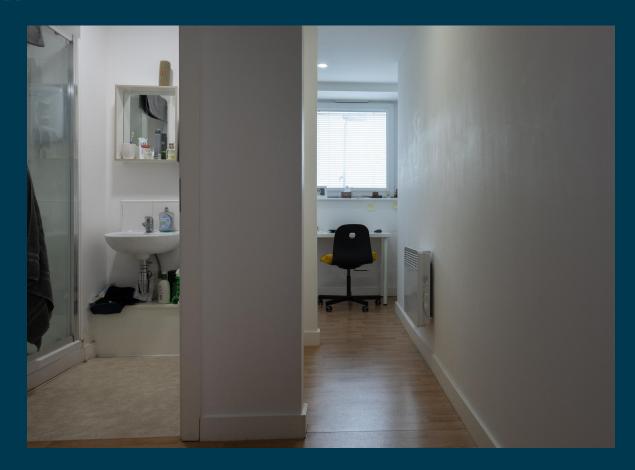
# **Bedrooms**





# **Bathroom**





## **Exterior**









## **Initial Outlay**





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

#### **ASSUMED PURCHASE PRICE**



SDLT Charge £2,600

Legal Fees £1,000

Total Investment £55,600

## **Projected Investment Return**





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

Returns Based on Rental Income	£764
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	£33.33
Letting Fees	£76.40
Total Monthly Costs	£249.73
Monthly Net Income	£514.27
Annual Net Income	£6,171.20
Net Return	11.10%

# Return Stress Test Analysis Report





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

Annual Net Income £4,643

Adjusted To

Net Return 8.35%

## 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 £57,000.



1 bedroom apartment for sale

+ Add to report

Orme Road, Newcastle

NO LONGER ADVERTISED

Marketed from 22 Feb 2022 to 29 Jan 2024 (706 days) by Butters John Bee, Newcastle Under Lyme



#### 1 bedroom apartment for sale

+ Add to report

Keele House, The Midway, Newcastle-under-Lyme

CURRENTLY ADVERTISED

Marketed from 23 Oct 2023 by Mark Buxton Estate Agents, Newcastle Under Lyme



£55,000

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £797 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

London Road, Newcastle-Under-Lyme, ST5

CURRENTLY ADVERTISED

Marketed from 21 Jan 2025 by Nicholas Humphreys, Stoke-on-Trent

£797 pcm

£795 pcm



1 bedroom flat

+ Add to report

Marsh Parade, Newcastle, ST5

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 26 Feb 2024 (21 days) by OpenRent, London





# Interested in this property investment?

Call us on 0141 478 0985

The Midway, Newcastle Under Lyme, ST5

LETPROPERTY

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.