

LET PROPERTY PACK

INVESTMENT INFORMATION

The Midway, Newcastle
Under Lyme, ST5

208246554

 www.letproperty.co.uk





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

208246554



Property Key Features

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

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 52,000

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.



£57,000

1 bedroom apartment for sale

Orme Road, Newcastle

NO LONGER ADVERTISED

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

+ Add to report



£55,000

1 bedroom apartment for sale

Keele House, The Midway, Newcastle-under-Lyme

CURRENTLY ADVERTISED

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

+ Add to report

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**.



£797 pcm

1 bedroom flat

London Road, Newcastle-Under-Lyme, ST5

CURRENTLY ADVERTISED

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

+ Add to report



£795 pcm

1 bedroom flat

Marsh Parade, Newcastle, ST5

NO LONGER ADVERTISED

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

+ Add to report



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The Midway, Newcastle Under Lyme, ST5

PROPERTY ID: 12345678

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.



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