

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beech Grove, Prudhoe,  
NE42

206471075

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Beech Grove, Prudhoe, NE42

Get instant cash flow of **£545** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **8.1%** 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...**



Beech Grove, Prudhoe,  
NE42

206471075



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Driveway**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Current Rent: £545**

**Market Rent: £780**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 115,000**

25% Deposit	<b>£28,750.00</b>
SDLT Charge	<b>3450</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£33,200.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £545 per calendar month but the potential market rent is

£ 780

Returns Based on Rental Income	£545	£780
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£54.50	£78.00
<b>Total Monthly Costs</b>	<b>£428.88</b>	<b>£452.38</b>
<b>Monthly Net Income</b>	<b>£116</b>	<b>£328</b>
<b>Annual Net Income</b>	<b>£1,394</b>	<b>£3,932</b>
<b>Net Return</b>	<b>4.20%</b>	<b>11.84%</b>

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      **£2,372**  
Adjusted To

Net Return                      **7.14%**

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

Annual Net Income      **£2,207**  
Adjusted To

Net Return                      **6.65%**

# 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 £125,000.



£125,000

### 3 bedroom terraced house for sale

Beech Grove, Prudhoe, Prudhoe, Northumberland

+ Add to report

NO LONGER ADVERTISED SOLD STC

TERRACED HOUSE | THREE BEDROOMS | LOFT ROOM | DRIVEWAY PARKING | STUNNING VIEWS

SOLD PRICE HISTORY



£90,000

### 3 bedroom property for sale

Beech Grove, Prudhoe, NE42

+ Add to report

NO LONGER ADVERTISED SOLD STC

EPC Rating D | VIEWS OVER THE TYNE VALLEY | VERY SPACIOUS ROOMS | 3 BEDROOMS | TERRACED PATIO | M...

Marketed from 12 Aug 2015 to 6 Nov 2015 (85 days) by Your Move, Prudhoe

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £785 based on the analysis carried out by our letting team at **Let Property Management**.



£785 pcm

## 3 bedroom semi-detached house

Edgewell Court, Prudhoe

+ Add to report

NO LONGER ADVERTISED

New Build | Semi detached home | Three bedrooms | Double driveway | Outstanding views | Unfurnish...

SOLD PRICE HISTORY



£520 pcm

## 3 bedroom house

Beech Grove, Prudhoe, NE42

+ Add to report

NO LONGER ADVERTISED LET AGREED






TERRACED HOUSE | THREE BEDROOMS | DINING KITCHEN | SPACIOUS LOUNGE | STUNNING VIEWS | OFF STREET ...

SOLD PRICE HISTORY

# 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: **5 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](http://www.letproperty.co.uk)

Beech Grove, Prudhoe, NE42

206471075

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**