

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Trent St, Chopwell,  
Newcastle, NE17

209410448

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





## Property Description

Our latest listing is in Trent St, Chopwell, Newcastle, NE17

Get instant cash flow of **£450** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £600**



# Lounge

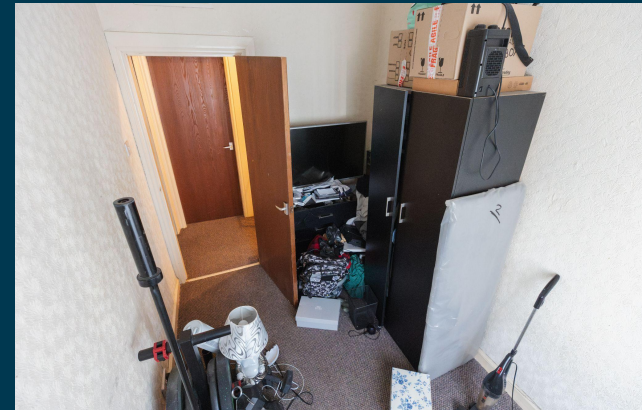


# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£2,100
Legal Fees	£1,000.00
Total Investment	£20,600

# 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.



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£450	£600
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£60.00
<b>Total Monthly Costs</b>	<b>£278.75</b>	<b>£293.75</b>
<b>Monthly Net Income</b>	<b>£171.25</b>	<b>£306.25</b>
<b>Annual Net Income</b>	<b>£2,055.00</b>	<b>£3,675.00</b>
<b>Net Return</b>	<b>9.98%</b>	<b>17.84%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,475.00**  
Adjusted To

Net Return                      **12.01%**

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






Annual Net Income      **£2,625.00**  
Adjusted To

Net Return                      **12.74%**

# 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 £70,000.00.


 <p>£70,000</p>	<p><b>3 bedroom terraced house for sale</b> <a href="#">+ Add to report</a></p> <p>Hillford Terrace, Chopwell, Newcastle Upon Tyne</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 10 May 2022 to 15 Jun 2022 (35 days) by Good Move, Leeds</p> <p>CALLING ALL BUY TO LET INVESTORS   CURRENT RENT IS £445PCM   PLEASE CALL TO BOOK IN NOW   VIEWING...</p> <p> Floor plan: <a href="#">View</a></p>
 <p>£70,000</p>	<p><b>3 bedroom terraced house for sale</b> <a href="#">+ Add to report</a></p> <p>Ravenside Terrace, Chopwell, Newcastle Upon Tyne</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 29 Sep 2021 to 21 Jan 2022 (114 days) by The Property Selling Company, Nationwide</p> <p><b>** CHAIN FREE VACANT PROPERTY**</b> The Property Selling Company is pleased to present this three-bed...</p> <p> Sold price history: <a href="#">View</a></p> <p> Floor plan: <a href="#">View</a></p>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



**£600 pcm**


**3 bedroom terraced house** [+ Add to report](#)


Blyth Street, Chopwell, Newcastle upon Tyne, NE17


**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 2 Sep 2023 to 29 Sep 2023 (27 days) by YOUR MOVE Chris Stonock Lettings, Rowlands Gill

3 bedroom terraced house | Good sized bedrooms | Refurbished in 2023 | Approximate floor area: 87...

 Sold price history: [View](#)

 Floor plan: [View](#)



**£600 pcm**

**3 bedroom terraced house** [+ Add to report](#)

Coquet Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DA

**NO LONGER ADVERTISED** **LET AGREED**






Marketed from 3 Mar 2023 to 18 Mar 2023 (14 days) by Pattinson Estate Agents, Consett

Three bedroom mid terrace property | Gas Central Heating & Double Glazed | Decorated throughout [...]

# 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.





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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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