

LET PROPERTY PACK

INVESTMENT INFORMATION

Hopper Street, Wallsend,
NE28

209922134

 www.letproperty.co.uk





Property Description

Our latest listing is in Hopper Street, Wallsend, NE28

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.0%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Back Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000

25% Deposit	£30,000.00
SDLT Charge	3600
Legal Fees	£1,000.00
Total Investment	£34,600.00

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	£800
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£80.00
Total Monthly Costs	£470.00
Monthly Net Income	£330
Annual Net Income	£3,960
Net Return	11.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,360**
Adjusted To

Net Return **6.82%**

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

Annual Net Income **£2,160**
Adjusted To

Net Return **6.24%**

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 £130,000.



£129,950

3 bedroom terraced house for sale

+ Add to report

Hopper Street, Wallsend, Newcastle

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Sep 2020 to 10 May 2021 (231 days) by Jan Forster Estates, High Heaton



£104,950

3 bedroom end of terrace house for sale

+ Add to report

Hopper Street, Wallsend, Tyne And Wear, NE28

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2019 to 12 Jun 2020 (321 days) by next2buy, Wallsend

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom terraced house

+ Add to report

Hopper Street, Wallsend, NE28

NO LONGER ADVERTISED

Marketed from 10 Jul 2024 to 22 Jul 2024 (11 days) by OpenRent, London



£750 pcm

3 bedroom detached house

+ Add to report

Westfield Park, Wallsend, Tyne & Wear

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Oct 2017 to 6 Nov 2017 (26 days) by next2buy, Wallsend

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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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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