

LET PROPERTY PACK

INVESTMENT INFORMATION

London Road, Newcastle,
ST5

210116089

 www.letproperty.co.uk





Property Description

Our latest listing is in London Road, Newcastle, ST5

Get instant cash flow of **£785** per calendar month with a **14.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **15.7%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



London Road, Newcastle,
ST5

210116089



Property Key Features

1 bedroom

1 Bathroom

Spacious Room

Three Piece Bathroom

Factor Fees: £0.00

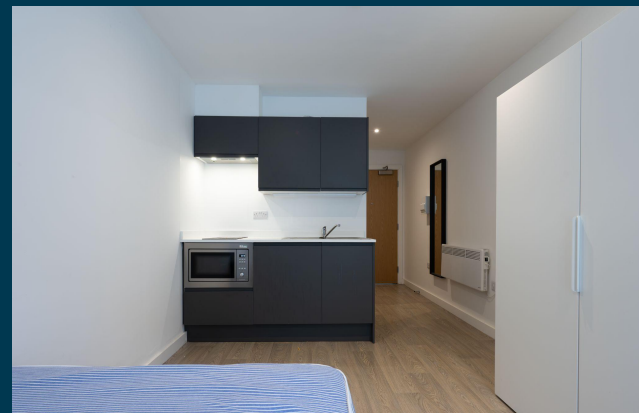
Ground Rent: 350 per year

Lease Length: 125 years

Current Rent: £785

Market Rent: £850

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 65,000.00

25% Deposit	£16,250.00
Stamp Duty ADS @ 6%	£3,900.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£21,150.00

Projected Investment Return



The monthly rent of this property is currently set at £785 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£785	£850
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£350 per year	
Letting Fees	£78.50	£85.00
Total Monthly Costs	£296.63	£303.13
Monthly Net Income	£488.38	£546.88
Annual Net Income	£5,860.50	£6,562.50
Net Return	27.71%	31.03%

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 **£4,862.50**
Adjusted To

Net Return **22.99%**

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


Annual Net Income **£5,587.50**
Adjusted To

Net Return **26.42%**

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 £75,000.



2 bedroom flat for sale


+ Add to report

Flat 7 Tower Court, London Road, Newcastle-under-Lyme, Staffordshire, ST5 1LT

NO LONGER ADVERTISED

Marketed from 29 Mar 2023 to 2 May 2023 (33 days) by Auction House London, Hampstead

A Ground Floor Two Bedroom Flat. Subject to an Assured Shorthold Tenancy Producing £9,540 Per Annum



Studio flat for sale


+ Add to report

One London Road, Newcastle-under-Lyme

NO LONGER ADVERTISED

Marketed from 16 Dec 2021 to 9 Jan 2022 (23 days) by Heywoods, Newcastle-under-Lyme

Tenanted Until July 2022 | Second Floor Apartment | 125 Year Lease | £350 Ground Rent per annum ...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



Reeds Rains
£850 pcm

1 bedroom apartment

+ Add to report

Marsh Parade, Newcastle, Staffordshire, ST5

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 29 Jun 2024 by Reeds Rains, Newcastle under Lyme

Immaculate condition | Spacious double bedroom | Newly refurbished bathroom | Modern kitchen with...



£850 pcm

1 bedroom apartment

+ Add to report

Marsh Box, Newcastle Under Lyme, ST5

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 28 Jun 2024 by Bridgfords Lettings, Newcastle Under Lyme

Modern one bedroom apartment | Short walk to Newcastle town centre | Open plan lounge and kitchen...

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**



Current term of tenancy: **2 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**




Fully compliant tenancy: **Yes**

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.



 www.letproperty.co.uk

London Road, Newcastle, 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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