

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Haydon Drive , Wallsend,  
NE28 0BH

208918022

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





## Property Description

Our latest listing is in Haydon Drive , Wallsend, NE28 0BH

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Wallsend , it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Modern Interior**

**Spacious Room**

**Factor Fees: 120 Per Month**

**Ground Rent: 180 Per Year**

**Lease Length: 85 Years**

**Current Rent: £600**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£3,090
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£29,840.00</b>

# 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	£600
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	120 Per Month
Ground Rent	180 Per Year
Letting Fees	£60.00
<b>Total Monthly Costs</b>	<b>£396.88</b>
<b>Monthly Net Income</b>	<b>£203.13</b>
<b>Annual Net Income</b>	<b>£2,437.50</b>
<b>Net Return</b>	<b>8.17%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,255.10**  
Adjusted To

Net Return                      **4.21%**

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


Annual Net Income      **£914.10**  
Adjusted To

Net Return                      **3.06%**

# 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 £100,000.



**2 bedroom flat for sale** + Add to report


Catton Place, Hadrian Park, Wallsend

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 5 Sep 2024 by next2buy, Wallsend

Two Bedroom First Floor Flat | Ideal First Buy Or Buy To Let | Popular Estate | 999 Year Lease Fr...

**£100,000**




[View floor plan](#)

**Sold price history:** [View](#)

12/10/2007	£91,500
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**EPC:** [View](#)

(Approx.) Sqft: **667 sq ft** Price (£) per sqft: **£149.84**



**2 bedroom flat for sale** + Add to report

St. Michael's Vale, Hebburn, NE31

**CURRENTLY ADVERTISED** **SOLD STC**


Marketed from 5 Sep 2024 by Conway Christie, South Tyneside

**£100,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



### 2 bedroom flat

Washington Terrace, North Shields, NE30 2HG

**CURRENTLY ADVERTISED**

Marketed from 26 Sep 2024 by Hunters, North Shields

Two Bedroom First Floor Flat | Well Presented Throughout | Prime Location | Unfurnished | Gas Cen...

**£700 pcm**


[+ Add to report](#)

**Sold price history:** [View](#)

17/04/2018	£72,500
30/01/2004	£53,000

**EPC:** [View](#)

(Approx.) Sqft: **570 sq ft** Price (£) per sqft: **£1.23**



### 2 bedroom apartment

Commissioners Wharf, Royal Quays, North Shields

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 25 Sep 2024 by Bridgfords Lettings, Tynemouth

[+ Add to report](#)



# 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: **Moved in within the last 2 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.



**LETPROPERTY**