

# 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.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Haydon Drive Wallsend,  
NE28 0BH

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Allocated Parking**

**Spacious Rooms**

**Easy Access to Local Amenities**

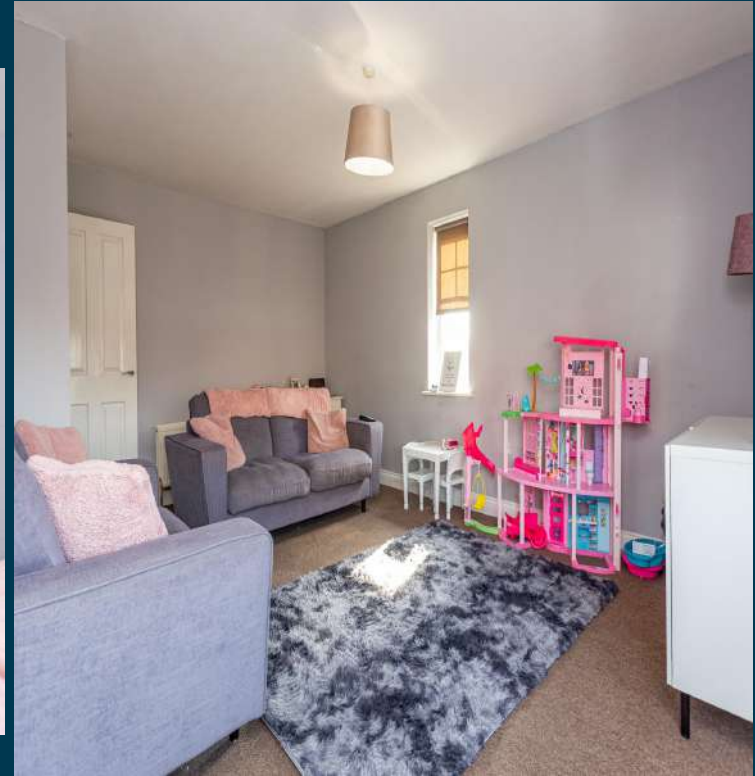
**Factor Fees: £120 pm**

**Ground Rent: £16 pm**

**Lease Length: 104 years**

**Current Rent: £600**

# Lounge

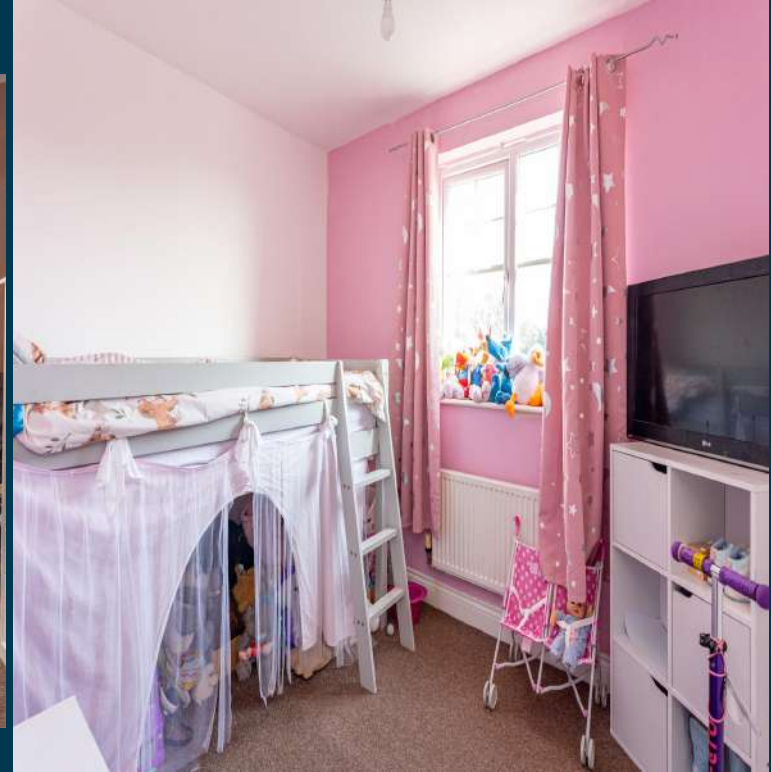




# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



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	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month



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	£600
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£16.00	
Letting Fees	£60.00	£60.00
Total Monthly Costs	£532.88	£532.88
Monthly Net Income	£67.13	£67.13
Annual Net Income	£805.50	£805.50
Net Return	2.53%	2.53%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£394.50**  
Adjusted To

Net Return                      **-1.24%**

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

Annual Net Income      **-£547.50**  
Adjusted To

Net Return                      **-1.72%**

# 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 £109,000.



£109,000

## 2 bedroom apartment for sale

+ Add to report

St. Aloysius View, Hebburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jul 2024 to 14 Dec 2024 (163 days) by Andrew Craig, Jarrow

Allocated parking bay included. | Secure communal entrance with telecom system. | Proximity to He...



£105,000

## 2 bedroom apartment for sale

+ Add to report

Addington Drive, Hadrian Park

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Dec 2023 to 19 Apr 2024 (121 days) by next2buy, Wallsend

Two Bedroom Ground Floor Apartment | Spacious Lounge | Lovely Shower Room | Rear Garden | Chain F...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

### 2 bedroom flat

Hopper Street West, North Shields

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

Marketed from 15 Jan 2024 to 5 Mar 2024 (49 days) by Fresh Property Centre, North Shields

Available now, unfurnished. A two bed lower flat situated on Hopper Street West, North Shields. T...

+ Add to report



£620 pcm

### 2 bedroom flat

Percy Street, Wallsend

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

Marketed from 14 Jan 2025 to 6 Feb 2025 (23 days) by Jan Forster Estates, High Heaton

First Floor | Two Bedrooms | Popular Location | Rear Yard | Available NOW | Unfurnished | Council...

+ 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**