

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rowan Place, Newcastle,  
ST5 7BG

210230278

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





## Property Description

Our latest listing is in Rowan Place, Newcastle, ST5 7BG

Get instant cash flow of **£690** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£772** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

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

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



Rowan Place, Newcastle,  
ST5 7BG

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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Well maintain**

**Spacious Room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £690**

**Market Rent: £772**

# Lounge



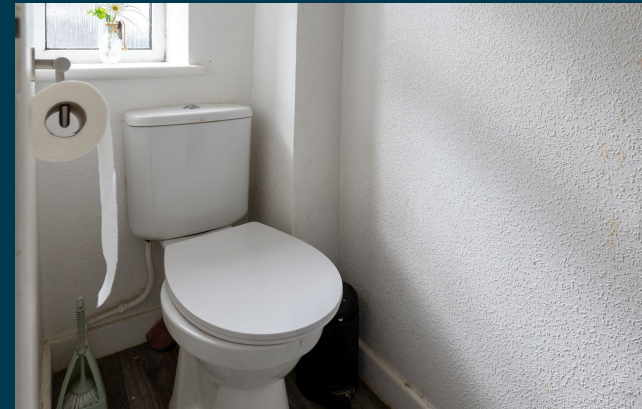
# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£37,960.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £690 per calendar month but the potential market rent is

£ 772

Returns Based on Rental Income	£690	£772
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£69.00	£77.20
<b>Total Monthly Costs</b>	<b>£496.50</b>	<b>£504.70</b>
<b>Monthly Net Income</b>	<b>£193.50</b>	<b>£267.30</b>
<b>Annual Net Income</b>	<b>£2,322.00</b>	<b>£3,207.60</b>
<b>Net Return</b>	<b>6.12%</b>	<b>8.45%</b>

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      **£1,663.60**  
Adjusted To

Net Return                      **4.38%**

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


Annual Net Income      **£1,227.60**  
Adjusted To

Net Return                      **3.23%**

# 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 £150,000.



### 3 bedroom semi-detached house for sale


Wolstanton Road, Chesterton, Newcastle-under-Lyme

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

Marketed from 27 Jul 2024 by Samuel Makepeace Estate Agents, Stoke-on-Trent


THREE BED SEMI ON CORNER PLOT | TWO RECEPTION ROOMS | FITTED KITCHEN | DOWNSTAIRS WC | THREE GOOD...

£150,000



[View floor plan](#)

[+ Add to report](#)



### 3 bedroom semi-detached house for sale

Beaufighter Grove, Tunstall

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

Marketed from 27 Jun 2024 by Dunn & Rate, Stoke-On-Trent


£150,000

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£800** based on the analysis carried out by our letting team at **Let Property Management**.




**3 bedroom semi-detached house** + Add to report

Beasley Avenue; Chesterton; ST5

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


Marketed from 10 Sep 2024 to 2 Oct 2024 (21 days) by Leaders Lettings, Hartshill

**£800 pcm**



**NEW TO THE MARKET | FULLY REFURBISHED PROPERTY | Close to Commuting Links | OFF ROAD PARKING | Ca...**

[View floor plan](#)



**3 bedroom semi-detached house** + Add to report

Lamphouse Way, Wolstanton, Newcastle

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

Marketed from 21 Jun 2024 to 5 Aug 2024 (45 days) by Follwells Ltd, Newcastle-Under-Lyme

**£800 pcm**

# 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**