

LET PROPERTY PACK

INVESTMENT INFORMATION

Yew Place, Newcastle ST5
7BQ

210230240

 www.letproperty.co.uk





Property Description

Our latest listing is in Yew Place, Newcastle ST5 7BQ

Get instant cash flow of **£650** per calendar month with a **5.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in New Castle , 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

3 Bedroom

1 Bathroom

Spacious Backyard

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

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
Total Investment	£37,960.00

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	£650
Mortgage Payments on £99,000.00 @ 5%	£412.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£65.00
Total Monthly Costs	£492.50
Monthly Net Income	£157.50
Annual Net Income	£1,890.00
Net Return	4.98%

Return **Stress Test** Analysis Report



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

Annual Net Income **£590.00**
Adjusted To

Net Return **1.55%**

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

Annual Net Income **-£90.00**
Adjusted To

Net Return **-0.24%**

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 £145,000.



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Pear Tree Lane, Newcastle

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Mar 2023 to 18 May 2023 (76 days) by Stephenson Browne Ltd, Newcastle Under Lyme

Semi-Detached Home | Three Spacious Bedrooms | Large Dual Aspect Lounge Diner | Modern Fitted Kit...

 Sold price history:

[View](#)

 Floor plan:

[View](#)

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**.



3 bedroom apartment [+ Add to report](#)

Carriage House, Crewe

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Apr 2023 to 11 May 2023 (36 days) by Martin & Co, Crewe

Open plan living | Modern & stylish | Excellent transport links | Second floor apartment | Close ...

£700 pcm



[View floor plan](#)

Sold price history: [View](#)

26/01/2018	£107,000
26/11/2010	£72,500

EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£1.08**



3 bedroom apartment [+ Add to report](#)

Crossings House, Crewe

NO LONGER ADVERTISED **LET AGREED**

Marketed from 26 Jan 2023 to 24 Feb 2023 (28 days) by Martin & Co, Crewe

£700 pcm

Furnished To A High Standard | Brand New Furniture | Two Double Bedrooms | Third Bedroom Can Be ...

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 more than 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.



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