

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Warwick Road, South  
Shields, NE34 0SQ

211451309

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





## Property Description

Our latest listing is in Warwick Road, South Shields, NE34 0SQ

Get instant cash flow of **£595** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **6.6%** 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...



Warwick Road, South  
Shields, NE34 0SQ

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: £0.08 pm**

**Lease Length: 64 years**

**Current Rent: £595**

# Lounge





# Bedrooms



# Bathroom









Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£33,700.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £595 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.



<b>Returns Based on Rental Income</b>	<b>£595</b>
Mortgage Payments on £81,750.00 @ 5%	<b>£340.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>£0.08</b>
Letting Fees	<b>£59.50</b>
<b>Total Monthly Costs</b>	<b>£415.21</b>
<b>Monthly Net Income</b>	<b>£179.80</b>
<b>Annual Net Income</b>	<b>£2,157.54</b>
<b>Net Return</b>	<b>6.40%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£967.54**  
Adjusted To

Net Return                      **2.87%**

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

Annual Net Income      **£523.50**  
Adjusted To

Net Return                      **1.55%**

# 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 £115,000.



£115,000

## 3 bedroom flat for sale

+ Add to report

Stanhope Road, South Shields

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 28 Feb 2025 by Andrew Craig, South Shields

Great Location Within Walking Distance To Shops, Schools & Bus Links | Contemporary Modern & Sty...



£110,000

## 3 bedroom flat for sale

+ Add to report

Imeary Street, Westoe, South Shields, Tyne and Wear, NE33 4ES

CURRENTLY ADVERTISED

Marketed from 14 Mar 2025 by Pattinson Estate Agents, South Shields

THREE BEDROOM UPPER FLAT | GAS CENTRAL HEATING AND DOUBLE GLAZED | FULLY REFURBISHED AND IMPROVED...

# 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

3 bedroom flat

+ Add to report

Gordon Road, South Shields

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Mar 2025 by Andrew Craig, South Shields

Unfurnished First Floor Flat | Three Well Proportioned Bedrooms | Blinds Throughout the Property ...



£600 pcm

3 bedroom flat

+ Add to report

Whitehall Street, South Shields, South Tyneside, NE33

NO LONGER ADVERTISED

LET AGREED






Marketed from 15 Mar 2024 to 24 Jul 2024 (130 days) by Northwood, Benton

Upper flat | Available now | 3 bedrooms | Spacious lounge | Bathroom | Close toe amenities

# 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: **5 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.



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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.

