

LET PROPERTY PACK

INVESTMENT INFORMATION

Ravensworth Road,
Newcastle Upon Tyne, NE11
9AB

211554018

 www.letproperty.co.uk





Property Description

Our latest listing is in Ravensworth Road, Newcastle Upon Tyne, NE11 9AB

Get instant cash flow of **£575** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio

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



Ravensworth Road,
Newcastle Upon Tyne,
NE11 9AB

211554018



Property Key Features

3 bedrooms

1 bathroom

Good condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £575

Market Rent: £706

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 706



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	£575	£706
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£70.60
Total Monthly Costs	£360.00	£373.10
Monthly Net Income	£215.00	£332.90
Annual Net Income	£2,580.00	£3,994.80
Net Return	9.64%	14.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,582.80**
Adjusted To

Net Return **9.65%**

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


Annual Net Income **£2,614.80**
Adjusted To

Net Return **9.77%**

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 £110,000.




3 bedroom terraced house for sale [+ Add to report](#)

Park Terrace, Dunston, Gateshead, Tyne & Wear, NE11 9PA

NO LONGER ADVERTISED **SOLD STC**

Marketed from 31 Jan 2024 to 12 Jun 2024 (133 days) by Pattinson Estate Agents, Whickham

£110,000



3 bedroom terraced house for sale [+ Add to report](#)

Newton Street, Dunston, Gateshead, Tyne and Wear

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Jan 2024 to 7 May 2024 (112 days) by Ayre Property Services Limited, Morpeth


Located on a quiet Cul-de-Sac | Three Bedrooms | In need of modernisation/upgrades | Small

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house + Add to report


Dunston Road, Dunston

NO LONGER ADVERTISED **LET AGREED**

Marketed from 3 Oct 2023 to 4 Oct 2023 by Suzanne Graham, Whickham

Terrace House | Newly fitted Carpets | Rear Yard | Three Bedrooms | Bathroom and Shower Room |

£695 pcm



3 bedroom terraced house + Add to report

Tyndal Gardens, Gateshead, NE11

NO LONGER ADVERTISED

Marketed from 2 Jan 2024 to 17 Jan 2024 (15 days) by OpenRent, London






No Agent Fees | Property Reference Number: 1939191

£690 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: **5 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.



www.letproperty.co.uk

Ravensworth Road, Newcastle Upon Tyne,
NE11 9AB

211554018

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