

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Stephenson House, North Shields, NE30 1QA

211122646











## **Property Description**

Our latest listing is in Stephenson House, North Shields, NE30 1QA

Get instant cash flow of £650 per calendar month with a 11.5% Gross Yield for investors.

This property has a potential to rent for £732 which would provide the investor a Gross Yield of 12.9% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Stephenson House, North Shields, NE30 1QA



2 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Modern Kitchen** 

Factor Fees: £271.95 PM

Ground Rent: £29.00 PM

Lease Length: 116 years

**Current Rent: £650** 

Market Rent: £732

# Lounge









# Kitchen









## **Bedrooms**









# Bathroom







## **Exterior**









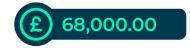
### **Initial Outlay**





Figures based on assumed purchase price of £68,000.00 and borrowing of £51,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£17,000.00** 

SDLT Charge £3,400

Legal Fees £1,000.00

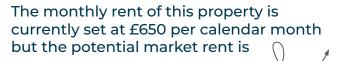
Total Investment £21,400.00

#### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.





Returns Based on Rental Income	£650	£732
Mortgage Payments on £51,000.00 @ 5%	£212.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£271.95	
Ground Rent	£29.00	
Letting Fees	£65.00	£73.20
Total Monthly Costs	£593.45	£601.65
Monthly Net Income	£56.55	£130.35
Annual Net Income	£678.60	£1,564.20
Net Return	3.17%	7.31%

### Return Stress Test Analysis Report





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

Annual Net Income

£100.20

Adjusted To

Net Return

0.47%

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

Annual Net Income

£892.20

Adjusted To

Net Return

4.17%

#### 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 £70,000.





#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Kielder Terrace, North Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 to 10 Jul 2025 (8 days) by Fresh Property Centre, North Shields

£850 pcm

£850 pcm



2 bedroom apartment

+ Add to report

Union Stairs, North Shields

NO LONGER ADVERTISED

Marketed from 29 May 2025 to 11 Jun 2025 (13 days) by Bridgfords Lettings, Tynemouth

#### **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: **Moved in** within 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Stephenson House, North Shields, NE30 1QA

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.

