

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stephenson House, North  
Shields, NE30 1QA

211122646

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





## 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...**



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## Property Key Features

**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

£ 68,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £17,000.00 |
| SDLT Charge      | £3,400     |
| Legal Fees       | £1,000.00  |
| Total Investment | £21,400.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 732



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.



£70,000

## 1 bedroom flat for sale

+ Add to report

Stephenson Street, North Shields, Tyne and Wear, NE30

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 24 May 2025 (44 days) by Bridgfords, Newcastle upon Tyne



£70,000

## 2 bedroom flat for sale

+ Add to report

Stephenson Street, North Shields, NE30

NO LONGER ADVERTISED

Marketed from 28 May 2024 to 3 Dec 2024 (188 days) by Purplebricks, covering Newcastle upon Tyne

# 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**.



£850 pcm

## 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

## 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**



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 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**