

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ryedale, Wallsend, NE28  
8TT

213106710

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





## Property Description

Our latest listing is in Ryedale, Wallsend, NE28 8TT

Get instant cash flow of **£475** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

1 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees and Ground Rent: £90 pm

Lease Length: 70 years

Current Rent: £475

Market Rent: £500

# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit	£14,500.00
SDLT Charge	£1,740
Legal Fees	£1,000.00
Total Investment	£17,240.00



# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£500



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	£475	£500
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£90.00	
Letting Fees	£47.50	£50.00
Total Monthly Costs	£333.75	£336.25
Monthly Net Income	£141.25	£163.75
Annual Net Income	£1,695.00	£1,965.00
Net Return	9.83%	11.40%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£965.00**  
Adjusted To

Net Return                      **5.60%**

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



Annual Net Income      **£1,095.00**  
Adjusted To

Net Return                      **6.35%**

# 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 £57,500.

 <p>£57,500</p>	<p><b>1 bedroom flat for sale</b></p> <p>Welwyn Close, Wallsend, Tyne and Wear, NE28</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 21 Jun 2023 to 5 May 2024 (318 days) by Benjamin Stevens, Edgware</p> <p>Available now   Investment Opportunity   One bedroom   First floor flat   Gardens Front &amp; Rear   ...</p>
 <p>£55,000</p>	<p><b>1 bedroom flat for sale</b></p> <p>High Street, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1LL</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 31 Jul 2024 to 14 Nov 2024 (105 days) by Pattinson Estate Agents, Gosforth</p> <p>One Bedroomed Apartment   Popular over 55 Development   Ground Floor   Council Tax Band A</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 525 based on the analysis carried out by our letting team at **Let Property Management**.



**£525 pcm**

### 1 bedroom flat

Oriole House, Forest Hall, NE12

**CURRENTLY ADVERTISED**

Marketed from 27 Nov 2024 by Northwood, Benton

Available Now | Part furnished | Parking Available | First-Floor Flat | Good Location | Close to ...

+ Add to report



**£520 pcm**

### 1 bedroom flat

Tynemouth Road, Wallsend, NE28

**NO LONGER ADVERTISED**

Marketed from 24 Mar 2024 to 27 Mar 2024 (2 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2031284

+ Add to report



# 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: **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.



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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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