

LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Street,
Newport, NP19 8DS

210934030

 www.letproperty.co.uk





Property Description

Our latest listing is in Prince Street, Newport, NP19 8DS

Get instant cash flow of **£700** per calendar month with a **5.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Newport, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

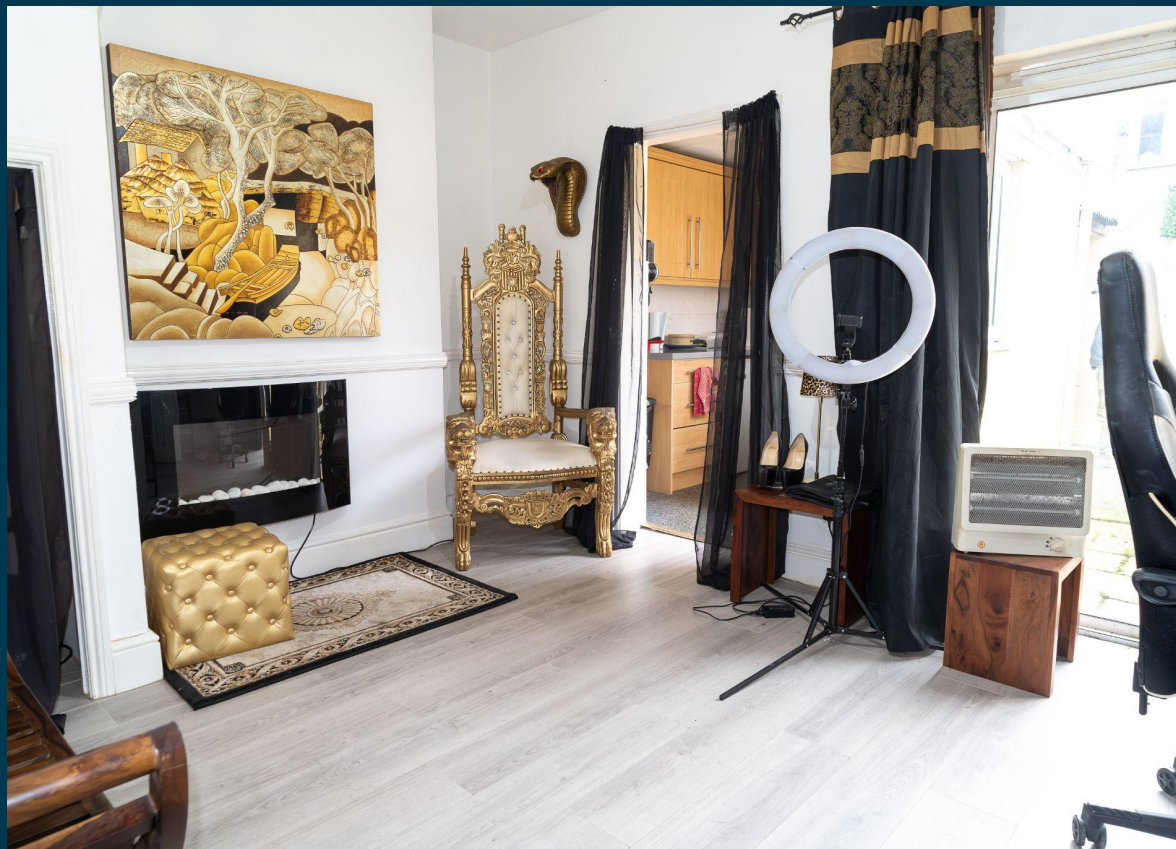
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit £35,750.00

SDLT Charge £4,290

Legal Fees £1,000.00

Total Investment £41,040.00

Projected Investment Return



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	£700
Mortgage Payments on £107,250.00 @ 5%	£446.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£70.00
Total Monthly Costs	£531.88
Monthly Net Income	£168.13
Annual Net Income	£2,017.50
Net Return	4.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£617.50**
Adjusted To

Net Return **1.50%**

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


Annual Net Income **-£127.50**
Adjusted To

Net Return **-0.31%**

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 £150,000.




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

Bryn Terrace, Pontnewynydd, Pontypool

CURRENTLY ADVERTISED

Marketed from 19 Dec 2024 by One2One, Torfaen

£150,000



[View floor plan](#)


TERRACED PROPERTY | LOUNGE OPENING TO DINING ROOM | KITCHEN | CONSERVATORY | TWO DOUBLE BEDROOMS ...

Sold price history: [View](#)

19/03/2007	£109,000
25/06/2004	£77,000

EPC: [View](#)

(Approx.) Sqft: **958 sq ft** Price (£) per sqft: **£156.58**




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

Sycamore Crescent, Newport - REF# 00023065

CURRENTLY ADVERTISED

Marketed from 17 Dec 2024 by Pinkmove, Newport

£150,000



[View floor plan](#)

Guide Price £150,000 TO £155,000 [NO CHAIN] TERRACED PROPERTY | TWO DOUBLE BEDROOMS | LOUNGE/D...


EPC: [View](#)

(Approx.) Sqft: **732 sq ft** Price (£) per sqft: **£204.93**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house [+ Add to report](#)

Edward Terrace, TREDEGAR

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 19 Nov 2024 by haart, Newport

Two Bedrooms | Immaculate throughout | Newly Refurbished


£750 pcm

Sold price history: [View](#)

29/07/2010 £57,500

EPC: [View](#)

(Approx.) Sqft: **893 sq ft** Price (£) per sqft: **£0.84**



2 bedroom terraced house [+ Add to report](#)

Harrison Way, Windsor Quay

NO LONGER ADVERTISED

Marketed from 18 Nov 2024 to 19 Nov 2024 (1 days) by CPS Homes, Cardiff

£750 pcm | Available to move in immediately | White goods included - Washer/Dryer/Fridge-freezer...

Sold price history: [View](#)

08/10/2003 £95,950

EPC: [View](#)

(Approx.) Sqft: **603 sq ft** Price (£) per sqft: **£1.24**

[View floor plan](#)

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 the last 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.



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