

LET PROPERTY PACK

INVESTMENT INFORMATION

Deanery Street,
Bedlington, NE22

212796425

 www.letproperty.co.uk





Property Description

Our latest listing is in Deanery Street, Bedlington, NE22

Get instant cash flow of **£820** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **11.0%** 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

3 Bedrooms

1 Bathroom

Well Maintained Property

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £820

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 109,000

SDLT Charge £5,450

Legal Fees £1,000

Total Investment £115,450

Projected Investment Return



The monthly rent of this property is currently set at £820 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£820	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£82.00	£100.00
Total Monthly Costs	£97.00	£115.00
Monthly Net Income	£723.00	£885.00
Annual Net Income	£8,676.00	£10,620.00
Net Return	7.51%	9.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,620**
Adjusted To

Net Return **7.47%**

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 £200,000.



£200,000

3 bedroom detached house for sale

+ Add to report

Hartford Court, Bedlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2024 to 8 Oct 2024 (81 days) by Rook Matthews Sayer, Bedlington



£200,000

3 bedroom detached house for sale

+ Add to report

Hartford Road East, Bedlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2022 to 23 Jun 2022 (110 days) by Rook Matthews Sayer, Bedlington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom detached house

+ Add to report

Ayton Court, Bedlington, Northumberland, Bedlington, NE22 6NS

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 1 Nov 2024 (45 days) by Pattinson Estate Agents, Bedlington



£950 pcm

3 bedroom detached house

+ Add to report

The Wynding, Bedlington, Northumberland, NE22 6HW

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Sep 2023 to 18 Dec 2023 (81 days) by Pattinson Estate Agents, Bedlington

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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