

LET PROPERTY PACK

INVESTMENT INFORMATION

Hempstalls Lane
Newcastle, ST5 0TJ

200765426

 www.letproperty.co.uk





Property Description

Our latest listing is in Hempstalls Lane
Newcastle, ST5 0TJ

Get instant cash flow of **£4,680** per calendar
month with a **5.8%** Gross Yield for investors.

**With a tenant currently situated, a space
that has been kept in good condition and a
rental income that ensures fantastic returns,
this property will make for a rewarding
addition to an investors portfolio.**

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



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Property Key Features

9 Bedrooms

6 Bathrooms

Multi-Unit Property

Spacious Kitchen

Factor Fees: £497 pm

Ground Rent: TBC

Lease Length: TBC

Current Rent: £4,680

Lounge



Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £966,000.00 and borrowing of £724,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 966,000.00

25% Deposit	£241,500.00
SDLT Charge	£88,650
Legal Fees	£1,000.00
Total Investment	£331,150.00

Projected Investment Return



The monthly rent of this property is currently set at £4,680 per calendar month



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	£4,680
Mortgage Payments on £724,500.00 @ 5%	£3,018.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£497.00
Ground Rent	TBC
Letting Fees	£468.00
Total Monthly Costs	£3,998.75
Monthly Net Income	£681.25
Annual Net Income	£8,175.00
Net Return	2.47%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,185.00**
Adjusted To

Net Return **-0.36%**

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

Annual Net Income **-£6,315.00**
Adjusted To

Net Return **-1.91%**

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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