

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hempstalls Lane  
Newcastle, ST5 0TJ

200765426

 [www.letproperty.co.uk](http://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 **6.9%** Gross Yield for investors.

**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

**Portfolio of 9 Flats**

**6 Bathrooms**

**Large Lounge**

**Spacious Kitchen**

**Factor Fees: £497.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £4,680**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £814,000.00 and borrowing of £610,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 814,000.00

25% Deposit £203,500.00

SDLT Charge £71,400

Legal Fees £1,000.00

**Total Investment £275,900.00**

# 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.



<b>Returns Based on Rental Income</b>	<b>£4,680</b>
Mortgage Payments on £610,500.00 @ 5%	<b>£2,543.75</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£497.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£468.00</b>
<b>Total Monthly Costs</b>	<b>£3,523.75</b>
<b>Monthly Net Income</b>	<b>£1,156.25</b>
<b>Annual Net Income</b>	<b>£13,875.00</b>
<b>Net Return</b>	<b>5.03%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,515.00**  
Adjusted To

Net Return                      **1.64%**

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

Annual Net Income      **£1,665.00**  
Adjusted To

Net Return                      **0.60%**

# 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 £1,500,000.



£1,500,000

## 2 bedroom flat for sale

Hawley Lane, Hale Barns, WA15 0DY

**CURRENTLY ADVERTISED**

Marketed from 21 Dec 2024 by Jackson Maunders, Altrincham

+ Add to report

Plot 1 Ground Floor Apartment 2020sq ft An exclusive development of 4 luxury apartments located w...



£995,950

## 2 bedroom apartment for sale

Bowdon, Altrincham, Cheshire WA14

**CURRENTLY ADVERTISED**

**SOLD STC**

Marketed from 11 May 2023 by LY Property, Cheshire

+ Add to report

Immaculately Presented Ground Floor Apartment | Reconfigured to Two Generous Bedrooms Both En-Su...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £8,000 based on the analysis carried out by our letting team at **Let Property Management**.



£8,000 pcm

## 8 bedroom detached house

Blakenhall, Nantwich, Cheshire, CW5

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2024 to 26 Nov 2024 (193 days) by Carter Jonas Lettings, Oxford

+ Add to report



£6,000 pcm

## 6 bedroom house

Spot Acre, STONE

NO LONGER ADVERTISED

Marketed from 3 May 2023 to 21 Aug 2023 (109 days) by Connells Lettings, Stafford

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**