

LET PROPERTY PACK

INVESTMENT INFORMATION

Hempstalls Lane Newcastle, ST5 OTJ

200765426











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...







Hempstalls Lane Newcastle, ST5 OTJ



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

200765426

Lounge









Kitchen



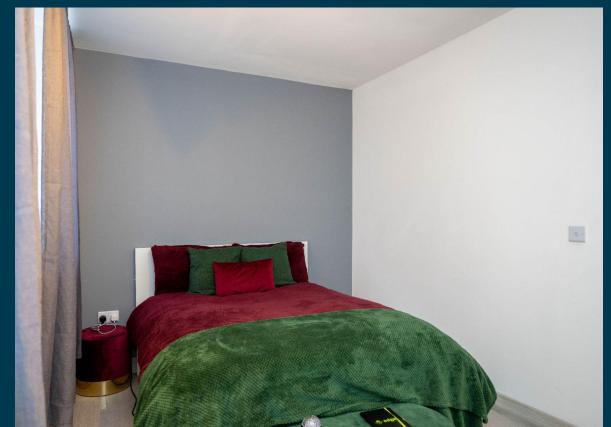






Bedrooms









Bathroom









Exterior









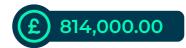
Initial Outlay





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



25% Deposit **£203,500.00**

SDLT Charge £71,400

Legal Fees £1,000.00

Total Investment £275,900.00

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.

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

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

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



+ Add to report

+ Add to 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 $\pm 1,500,000$.



£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

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

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**.





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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Hempstalls Lane Newcastle, ST5 0TJ



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.