

LET PROPERTY PACK

INVESTMENT INFORMATION

Agincourt, Hebburn, NE31

214169413

 www.letproperty.co.uk





Property Description

Our latest listing is in Agincourt, Hebburn, NE31

This property has a potential to rent for **£640** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Large Kitchen

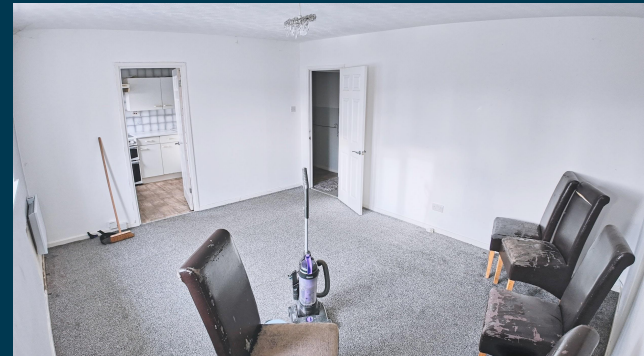
Factor Fees: £0.00

Ground Rent: TBC

Lease Length: 962 years

Market Rent: £640

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit £23,000.00

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

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	£640
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£64.00
Total Monthly Costs	£366.50
Monthly Net Income	£273.50
Annual Net Income	£3,282.00
Net Return	11.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,002.00**
Adjusted To

Net Return **7.00%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,902.00**
Adjusted To

Net Return **6.65%**

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 £115,000.



£115,000

2 bedroom terraced house for sale

+ Add to re

Agincourt, Hebburn

NO LONGER ADVERTISED

Marketed from 16 Jul 2021 to 12 Oct 2021 (87 days) by Chase Holmes, Hebburn



£79,950

2 bedroom flat for sale

+ Add to repc

Agincourt, Hebburn Village, Hebburn, Tyne and Wear, NE31 1AN

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2023 to 15 Feb 2024 (363 days) by Pattinson Estate Agents, Jarrow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £785 based on the analysis carried out by our letting team at **Let Property Management**.



£785 pcm

2 bedroom ground floor flat

Hazelmoor, Hebburn, Tyne and Wear, NE31 1DH

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2024 to 3 Jul 2024 (29 days) by Pattinson Estate Agents, Jarrow

+ Add to report



£700 pcm

2 bedroom flat

Olwen Drive, Hebburn

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 30 Nov 2024 (37 days) by Andrew Craig, South Shields

+ 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.



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