

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street East,
Newcastle Upon Tyne,
NE28

214490888

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street East, Newcastle Upon Tyne, NE28

Get instant cash flow of **£750** per calendar month with a **12.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £750

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 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	£750
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£324.38
Monthly Net Income	£425.63
Annual Net Income	£5,107.50
Net Return	21.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,607.50**
Adjusted To

Net Return **15.35%**

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

Annual Net Income **£3,982.50**
Adjusted To

Net Return **16.95%**

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 £129,950.



£129,950

2 bedroom terraced house for sale

+ Add to report

Ferndale Avenue, Wallsend

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2023 to 16 Nov 2023 (62 days) by next2buy, Wallsend



£129,950

3 bedroom apartment for sale

+ Add to

Laburnum Avenue, Wallsend

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jul 2022 to 6 Jan 2023 (187 days) by next2buy, Wallsend

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom terraced house

+ Add to report

Croft Avenue, Wallsend, Tyne and Wear, NE28 7LZ

CURRENTLY ADVERTISED

Marketed from 7 Mar 2025 by Pattinson Estate Agents, Wallsend



£765 pcm

2 bedroom property

+ Add to report

Chestnut Street, Wallsend, Newcastle upon Tyne

NO LONGER ADVERTISED






LET AGREED

Marketed from 29 Oct 2024 to 10 Jan 2025 (72 days) by Bricks & Mortar, Newcastle Upon Tyne

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: **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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