

LET PROPERTY PACK

INVESTMENT INFORMATION

LETPR@PERTY

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...







High Street East, Newcastle Upon Tyne, NE28

214490888

2 bedrooms 1 bathroom Spacious Lounge Modern Kitchen

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: Freehold Current Rent: £750

Kitchen





Bedrooms





Bathroom





Exterior



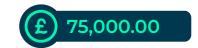






Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



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

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 £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£324.38
Monthly Net Income	<mark>£425.63</mark>
Annual Net Income	£5,107.50
Net Return	<mark>21.73%</mark>

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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%

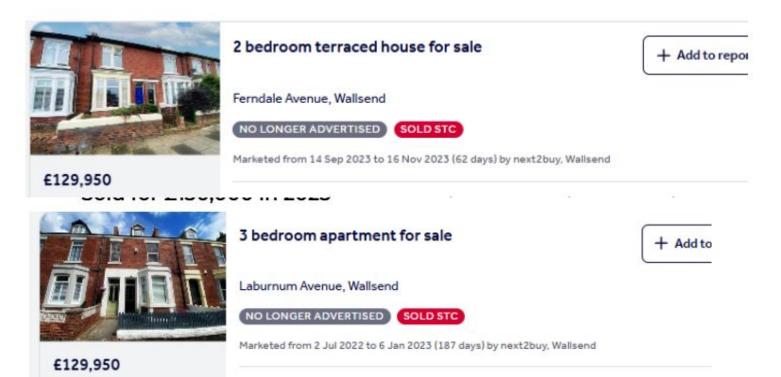
If Interest Rates increased by 2% (from 5% to 7%)

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.



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

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

CURRENTLY ADVERTISED

Marketed from 7 Mar 2025 by Pattinson Estate Agents, Wallsend



2 bedroom property

+ Add to report

Chestnut Street, Wallsend, Newcastle upon Tyne



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

£765 pcm



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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

