

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clarendon Mews, Brunton  
Lane, Newcastle Upon  
Tyne, NE3

215072548

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Clarendon Mews, Brunton Lane, Newcastle Upon Tyne, NE3

Get instant cash flow of **£850** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

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...



Clarendon Mews,  
Brunton Lane, Newcastle  
Upon Tyne, NE3

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Balcony**

**Allocated Parking**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 103 years**

**Current Rent: £850**

**Market Rent: £1,000**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 172,000**

25% Deposit	<b>£43,000.00</b>
SDLT Charge	<b>5160</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£49,160.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,000

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	£850	£1,000
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£637.50	£652.50
Monthly Net Income	£213	£348
Annual Net Income	£2,550	£4,170
Net Return	5.19%	8.48%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,170**  
Adjusted To

Net Return                      **4.41%**

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

Annual Net Income      **£1,590**  
Adjusted To

Net Return                      **3.23%**

# 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 £145,000.



**£145,000**

## 2 bedroom apartment for sale

Brunton Lane, Newcastle upon Tyne

NO LONGER ADVERTISED

Marketed from 31 May 2024 to 31 May 2024 by Rettie, Newcastle

+ Add to report



**£125,000**

## 2 bedroom flat for sale

Clarendon Mews, Brunton Lane

NO LONGER ADVERTISED

Marketed from 30 Apr 2024 to 22 Jul 2024 (82 days) by Jan Forster Estates, Gosforth

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom apartment

Brunton Lane, Newcastle upon Tyne, NE3

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Aug 2024 to 20 Sep 2024 (42 days) by Visum, Nationwide

+ Add to report



£850 pcm

## 2 bedroom apartment

Clarendon Mews, Gosforth

NO LONGER ADVERTISED

Marketed from 19 Mar 2024 to 22 Apr 2024 (34 days) by Bridgfords Lettings, Gosforth

+ 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: **YES**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



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.



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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**