


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clifton Rd, Newcastle  
Upon Tyne NE4

213379266

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





## Property Description

Our latest listing is in Clifton Rd, Newcastle Upon Tyne NE4

Get instant cash flow of **£1,200** per calendar month with a **7.2%** 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

**3 Bedrooms**

**4 Bathrooms**

**Good Condition**

**Driveway and Garden Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 201,000

25% Deposit	£50,250.00
SDLT Charge	6030
Legal Fees	£1,000.00
Total Investment	£57,280.00

# 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	£1,200
Mortgage Payments on £150,750.00 @ 5%	£628.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£763.13
Monthly Net Income	£437
Annual Net Income	£5,243
Net Return	9.15%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,843**  
Adjusted To

Net Return                      **4.96%**

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

Annual Net Income      **£2,228**  
Adjusted To

Net Return                      **3.89%**



# 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 £175,000.



**£175,000**

## 3 bedroom semi-detached house for sale

+ Add to report

McEwan Gardens, Grainger Park, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Mar 2023 to 25 Aug 2023 (150 days) by Rook Matthews Sayer, Fenham



**£150,000**

## 3 bedroom semi-detached house for sale

+ Add to report

Clifton Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 6XH

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 by Pattinson Estate Agents, West Road

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,200 pcm**

## 4 bedroom semi-detached house

[+ Add to report](#)

Clifton Road, Grainger Park, Newcastle upon Tyne, Tyne and Wear, NE4 6XH

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 6 Sep 2024 (28 days) by Pattinson Estate Agents, West Road



**£1,000 pcm**

## 3 bedroom semi-detached house

[+ Add to report](#)

4 Brancepeth Avenue, Newcastle Upon Tyne, NE4

NO LONGER ADVERTISED

Marketed from 30 Jun 2022 to 8 Jul 2022 (8 days) by John Monk & Co, Stockton-On-Tees

# 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: **9 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**