

LET PROPERTY PACK

INVESTMENT INFORMATION

Cushycow Lane, Ryton,
NE40 3NL

217095253

 www.letproperty.co.uk





Property Description

Our latest listing is in Cushycow Lane, Ryton, NE40 3NL

Get instant cash flow of **£495** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£697** which would provide the investor a Gross Yield of **12.1%** 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...



Cushycow Lane, Ryton,
NE40 3NL

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Property Key Features

2 Bedrooms

1 Bathroom

Well-kept Flat

**The property features a small,
well-maintained garden**

**conveniently located close to
the high street, reputable
schools, and excellent public
transport links**

Ideal for Working Professionals

Factor Fees: TBC

Ground Rent: £104 pm

Lease Length: 90 years

Current Rent: £495

Market Rent: £697

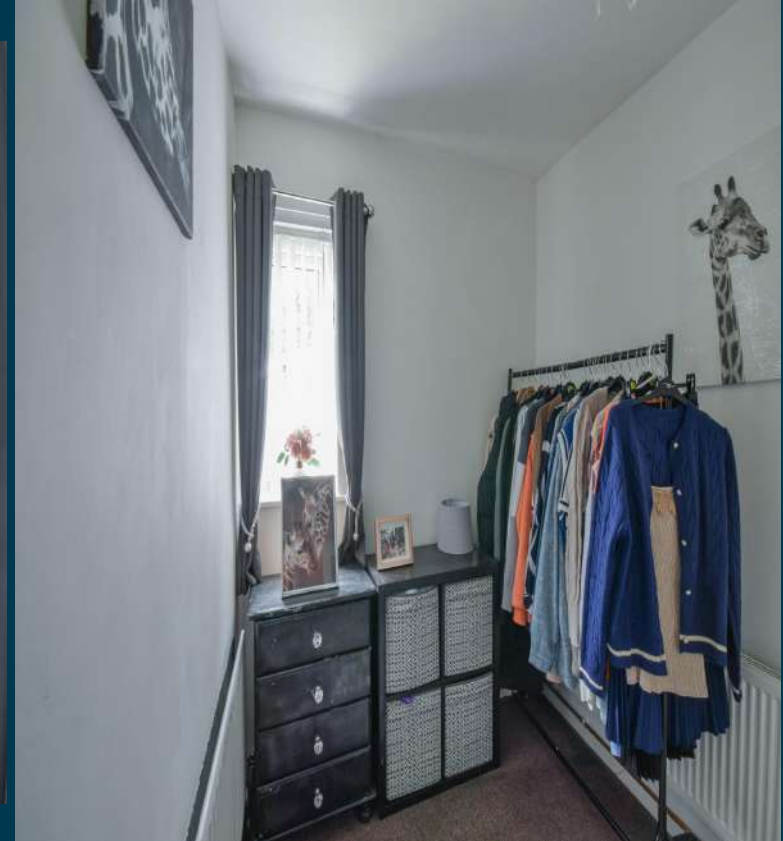
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

| | |
|------------------|------------|
| 25% Deposit | £17,250.00 |
| SDLT Charge | £3,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £21,700.00 |

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 £495 per calendar month but the potential market rent is



| Returns Based on Rental Income | £495 | £697 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £51,750.00 @ 5% | £215.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | £104.00 | |
| Letting Fees | £49.50 | £69.70 |
| Total Monthly Costs | £384.13 | £404.33 |
| Monthly Net Income | £110.88 | £292.68 |
| Annual Net Income | £1,330.50 | £3,512.10 |
| Net Return | 6.13% | 16.18% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,118.10**
Adjusted To

Net Return **9.76%**

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

Annual Net Income **£3,725.10**
Adjusted To

Net Return **17.17%**

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 £74,000.



£74,000

2 bedroom apartment for sale

+ Add to report

Rupert Court, Newburn

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 17 Jun 2024 (93 days) by Rook Matthews Sayer, West Denton

Second floor apartment | Two bedrooms | Ensuite to main bedroom | Open plan lounge/kitchen | Allo...



£70,000

2 bedroom flat for sale

+ Add to report

Fairfield Place, Blaydon-on-Tyne, NE21

NO LONGER ADVERTISED

Marketed from 28 Mar 2024 to 30 May 2024 (63 days) by YOUR MOVE Chris Stonock, Winlaton

Offered With No Upper Chain & Vacant Possession | Two Bedroom Two Bathroom First Floor Apartment ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

+ Add to report

Helston Court, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED

Marketed from 14 Feb 2025 to 26 Feb 2025 (11 days) by YOUR MOVE Chris Stonock Lettings, West Denton

Two Bedroom First Floor Flat | Re-fitted Bathroom | Re-fitted Kitchen | Floor Area - Approximate ...



£750 pcm

2 bedroom apartment

+ Add to report

Spencer Court, Walbottle, NE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Apr 2021 to 24 Jan 2025 (1387 days) by WPG Lettings, Newcastle Upon Tyne

Two Bedrooms | Unfurnished | Popular Location | One Allocated Parking Space | Available beginning...

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: **Moved in within the last 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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