

LET PROPERTY PACK

INVESTMENT INFORMATION

John Williamson Street,
South Shields, NE33

216663053

 www.letproperty.co.uk





Property Description

Our latest listing is in John Williamson Street, South Shields, NE33

Get instant cash flow of **£760** per calendar month with a **15.2%** Gross Yield for investors.

This property has a potential to rent for **£795** which would provide the investor a Gross Yield of **15.9%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 56 years

Current Rent: £760

Market Rent: £795

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

25% Deposit	£15,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£19,000.00

Projected Investment Return



The monthly rent of this property is currently set at £760 per calendar month but the potential market rent is

£ 795

Returns Based on Rental Income	£760	£795
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£76.00	£79.50
Total Monthly Costs	£278.50	£282.00
Monthly Net Income	£481.50	£513.00
Annual Net Income	£5,778.00	£6,156.00
Net Return	30.41%	32.40%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,566.00**
Adjusted To

Net Return **24.03%**

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

Annual Net Income **£5,256.00**
Adjusted To

Net Return **27.66%**

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 £130,000.



£130,000

2 bedroom ground floor flat for sale

+ Add to report

West Park Road, West Park , South Shields, Tyne and Wear, NE33 4LB

NO LONGER ADVERTISED

Marketed from 22 Feb 2024 to 3 Jul 2024 (131 days) by Pattinson Estate Agents, Jarrow



£85,000

2 bedroom flat for sale

+ Add to report

High Shields Close, Laygate, South Shields, Tyne and Wear, NE33 5ES

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2022 to 15 Feb 2023 (320 days) by Pattinson Estate Agents, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

High Shields Close, South Shields, NE33

NO LONGER ADVERTISED

Marketed from 25 Nov 2024 to 20 Feb 2025 (87 days) by OpenRent, London

+ Add to report



£700 pcm

2 bedroom flat

Vine Street, South Shields, NE33

CURRENTLY ADVERTISED

Marketed from 10 Apr 2025 by Northwood, Benton

+ 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: **3 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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NE33

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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