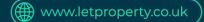


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

John Williamson Street, South Shields, NE33

216663053









#### **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...







John Williamson Street, South Shields, NE33



#### **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

216663053

## Lounge





## Kitchen





## Bedrooms





## Bathroom





#### **Exterior**





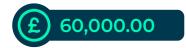
#### **Initial Outlay**





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**



25% Deposit **£15,000.00** 

SDLT Charge £3,000

Legal Fees £1,000.00

Total Investment £19,000.00

#### **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 £760 per calendar month but the potential market rent is

70E
195

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	ТВС	
Ground Rent	ТВС	
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%

#### 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.



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

£130,000



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

£85,000

#### **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

£700 pcm

High Shield

+ Add to report

High Shields Close, South Shields, NE33

NO LONGER ADVERTISED

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



2 bedroom flat

2 bedroom flat

+ Add to report

Vine Street, South Shields, NE33

**CURRENTLY ADVERTISED** 

Marketed from 10 Apr 2025 by Northwood, Benton

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 

John Williamson Street, South Shields, NE33

216663053

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.

