

LET PROPERTY PACK

INVESTMENT INFORMATION

Edwin Terrace, Greenside,
Ryton, NE40 4SB

216675434

 www.letproperty.co.uk





Property Description

Our latest listing is in Edwin Terrace, Greenside, Ryton, NE40 4SB

Get instant cash flow of **£465** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£653** which would provide the investor a Gross Yield of **6.2%** 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 bedrooms

1 bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Freehold

Current Rent: £465

Market Rent: £653

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£6,355
Legal Fees	£1,000.00
Total Investment	£38,980.00

Projected Investment Return



The monthly rent of this property is currently set at £465 per calendar month but the potential market rent is

£ 653



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	£465	£653
Mortgage Payments on £94,875.00 @ 5%	£395.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£46.50	£65.30
Total Monthly Costs	£456.81	£475.61
Monthly Net Income	£8.19	£177.39
Annual Net Income	£98.25	£2,128.65
Net Return	0.25%	5.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£822.65**
Adjusted To

Net Return **2.11%**

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


Annual Net Income **£231.15**
Adjusted To

Net Return **0.59%**

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 £135,000.



£135,000


2 bedroom terraced house for sale

Bank Top, Ryton


NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Dec 2024 to 7 Mar 2025 (78 days) by Rook Matthews Sayer, Ryton

Mid Terrace House | Two Bedrooms | Kitchen Diner | En Suite to Master Bedroom | Rear Garden | Str...

 Sold price history: [View](#)

10/10/2005	£112,000
17/07/1998	£35,400

 EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (£) per sqft: **£176.65**



£110,000

2 bedroom terraced house for sale

Landscape Terrace, Greenside, Ryton, Tyne and Wear, NE40 4RX

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Mar 2025 by Pattinson Estate Agents, Whickham

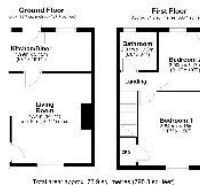
Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm



[View floor plans](#)

2 bedroom terraced house

[+ Add to report](#)

Stanhope Street, Greenside, Ryton, Tyne and Wear, NE40

CURRENTLY ADVERTISED

Marketed from 26 Apr 2025 by YOUR MOVE Chris Stonock Lettings, Crawcrook

A two-bedroom terraced house situated in Greenside village, at the edge of Ryton, in the Tyne Val...

Sold price history:

[View](#)

09/07/2018

£79,000

22/12/2003

£80,000

EPC:

[View](#)

(Approx.) Sqft: **753 sq ft**

Price (£) per sqft: **£0.93**



£645 pcm

2 bedroom terraced house

[+ Add to report](#)

Silvermere Drive, Ryton, NE40

NO LONGER ADVERTISED

Marketed from 23 Mar 2025 to 29 Mar 2025 (5 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2426868

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: **5 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.



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