

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Connaught Mews,  
Jesmond, Newcastle Upon  
Tyne, NE2 2BP

217192688

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





## Property Description

Our latest listing is in Connaught Mews, Jesmond, Newcastle Upon Tyne, NE2 2BP

Get instant cash flow of **£930** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,127** 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...



Connaught Mews,  
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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Just a 5-minute walk to West Jesmond Metro station, this property is ideally located just off Osborne Road—the vibrant heart of Jesmond.**

**Ideal for Working Professionals**

**Secure, gated parking beneath the building exclusively for residents**

**Factor Fees: £243.78 pm**

**Ground Rent: £8.75 pm**

**Lease Length: 102 years**

**Current Rent: £930**

**Market Rent: £1,127**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£12,830
Legal Fees	£1,000.00
Total Investment	£68,580.00

# Projected Investment Return



The monthly rent of this property is currently set at £930 per calendar month but the potential market rent is

£1,127



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	£930	£1,127
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£243.78	
Ground Rent	£8.75	
Letting Fees	£93.00	£112.70
Total Monthly Costs	£1,044.91	£1,064.61
Monthly Net Income	-£114.91	£62.40
Annual Net Income	-£1,378.86	£748.74
Net Return	-2.01%	1.09%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,505.26**  
Adjusted To

Net Return                      **-2.19%**

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

Annual Net Income      **-£2,431.26**  
Adjusted To

Net Return                      **-3.55%**

# 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 £225,000.



£225,000

## 2 bedroom flat for sale

+ Add to report

Osborne Avenue, Jesmond, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2023 to 18 Apr 2024 (189 days) by Bailey & Co., Jesmond

Well presented two bedroom third floor flat boasting 900 Sq ft ideally located in central Jesmond...



£220,000

## 2 bedroom flat for sale

+ Add to report

Regency Court, Osborne Road, Jesmond, Newcastle upon Tyne

CURRENTLY ADVERTISED

Marketed from 30 Oct 2024 by Bailey & Co., Jesmond

INVESTMENT OPPORTUNITY - CURRENTLY LET AT £14,400 PER ANNUM - GROSS YIELD 6.54% - This two bedroo...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,260 based on the analysis carried out by our letting team at **Let Property Management**.



£1,260 pcm

## 2 bedroom apartment

Osborne Avenue, Newcastle Upon Tyne, NE2

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 5 Jun 2024 by Baskeys, Newcastle Upon Tyne

Bedrooms are spacious with modern interior | Very spacious lounge with dining area | Large and mo...

+ Add to report



£1,256 pcm

## 2 bedroom apartment

£145ppw, Orchard Place, Jesmond, NE2

CURRENTLY ADVERTISED

Marketed from 31 Oct 2024 by Brunton Residential, Jesmond

Available 10th September 2025 | Rent - £145ppw / £1,256pcm | Bills package available | Modern hi...

+ 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**



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.



**LETPROPERTY**