

# LET PROPERTY PACK

## INVESTMENT INFORMATION

May Street, Blaydon, NE21

217706404

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





## Property Description

Our latest listing is in May Street, Blaydon, NE21

Get instant cash flow of **£675** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,844** which would provide the investor a Gross Yield of **19.2%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

**Don't miss out on this fantastic investment opportunity...**



May Street, Blaydon, NE21

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## Property Key Features

**2 Bedrooms**

**1 Four-Piece Bathroom**

**Spacious Lounge**

**Expansive Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,844**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

# Projected Investment Return



Returns Based on Rental Income	£1,844
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£184.40
Total Monthly Costs	£558.78
Monthly Net Income	£1,285.23
Annual Net Income	£15,422.70
Net Return	43.44%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£11,734.70**  
Adjusted To

Net Return      **33.06%**

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

Annual Net Income      **£13,697.70**  
Adjusted To

Net Return      **38.59%**

# 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 £175,000.



£175,000

## 3 bedroom semi-detached house for sale

+ Add to report

Parkgate Lane, Blaydon-on-Tyne, Tyne and Wear, NE21

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 to 22 Nov 2024 (81 days) by YOUR MOVE Chris Stonock, Wickham

Well Presented Three Bedroom Semi-detached property | Approx 90 SQ M = 968.752 SQ FT | Council Ta...



£175,000

## 3 bedroom semi-detached house for sale

+ Add to report

Gibside View, Winlaton

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jan 2024 to 3 Apr 2024 (70 days) by Living Local, Blaydon

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,650 based on the analysis carried out by our letting team at **Let Property Management**.



£2,650 pcm

## 4 bedroom end of terrace house

+ Add to report

Rokeby Street, Newcastle Upon Tyne, NE15

NO LONGER ADVERTISED

Marketed from 18 Sep 2023 to 21 Dec 2023 (93 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1837166



£2,100 pcm

## 6 bedroom detached house

+ Add to report

Sycamore Court, Tyne & Wear, NE39

NO LONGER ADVERTISED

Marketed from 30 Nov 2024 to 5 Dec 2024 (4 days) by OpenRent, London





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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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