

LET PROPERTY PACK

INVESTMENT INFORMATION

Ridge Terrace, Bedlington,
NE22

217779844

 www.letproperty.co.uk





Property Description

Our latest listing is in Ridge Terrace, Bedlington, NE22

Get instant cash flow of **£650** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **7.3%** 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...



Ridge Terrace,
Bedlington, NE22

217779844



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £805

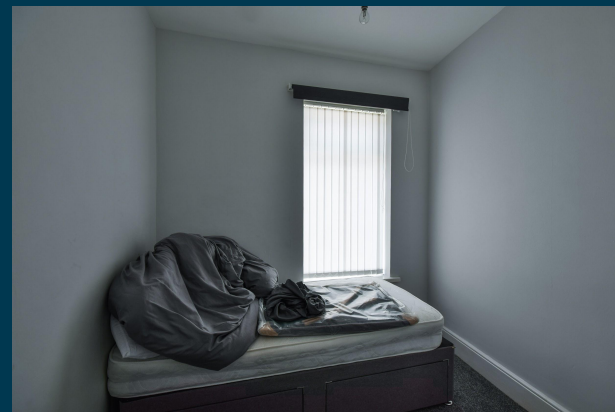
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,740

Legal Fees £1,000.00

Total Investment £40,740.00

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 £650 per calendar month but the potential market rent is

£ 805

Returns Based on Rental Income	£650	£805
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£80.50
Total Monthly Costs	£492.50	£508.00
Monthly Net Income	£157.50	£297.00
Annual Net Income	£1,890.00	£3,564.00
Net Return	4.64%	8.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,954.00**
Adjusted To

Net Return **4.80%**

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

Annual Net Income **£1,584.00**
Adjusted To

Net Return **3.89%**

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 £125,000.



£125,000

3 bedroom semi-detached house for sale

North Ridge, Bedlington

NO LONGER ADVERTISED

Marketed from 10 Feb 2023 to 26 Sep 2023 (228 days) by Mike Rogerson Estate Agents, Bedlington

+ Add to report



£125,000

3 bedroom terraced house for sale

High Ridge, Bedlington, Northumberland, NE22 6EF

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Dec 2022 to 11 May 2023 (139 days) by Pattinson Estate Agents, Bedlington

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom detached house

+ Add to report

The Wynding, Bedlington, Northumberland, NE22 6HW

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Sep 2023 to 18 Dec 2023 (81 days) by Pattinson Estate Agents, Bedlington



£800 pcm

3 bedroom semi-detached house

+ Add to report

The Chase, Bedlington, NE22 6BY

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 14 Mar 2025 (50 days) by Rook Matthews Sayer, Bedlington

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.



Ridge Terrace, Bedlington, NE22

217779844

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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