

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Capheaton Way, Seaton  
Delaval, Whitley Bay, NE25

217143693

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





## Property Description

Our latest listing is in Capheaton Way, Seaton Delaval, Whitley Bay, NE25

Get instant cash flow of **£602** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Capheaton Way, Seaton  
Delaval, Whitley Bay,  
NE25

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Good Condition**

**Driveway**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £602**

**Market Rent: £695**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

# 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 £602 per calendar month but the potential market rent is

£ 695

Returns Based on Rental Income	£602	£695
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.20	£69.50
Total Monthly Costs	£559.58	£568.88
Monthly Net Income	£42.43	£126.13
Annual Net Income	£509.10	£1,513.50
Net Return	1.06%	3.15%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£123.50**  
Adjusted To

Net Return                      **0.26%**

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

Annual Net Income      **-£811.50**  
Adjusted To

Net Return                      **-1.69%**



# 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 £160,000.



£160,000

## 2 bedroom terraced house for sale

Manners Gardens, Seaton Delaval

NO LONGER ADVERTISED

Marketed from 26 Jan 2024 to 3 Feb 2024 (7 days) by Signature, Whitley Bay

+ Add to report



£100,000

## 2 bedroom terraced house for sale

Manners Gardens, Seaton Delaval, Whitley Bay

NO LONGER ADVERTISED

Marketed from 19 May 2021 to 3 Sep 2021 (106 days) by Rook Matthews Sayer, Whitley Bay

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 2 bedroom maisonette

+ Add to report

Roxburgh Close, Seaton Delaval, Whitley Bay, Northumberland, NE25

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2024 to 17 Dec 2024 (32 days) by YOUR MOVE Chris Stonock Lettings, Whitley Bay



£600 pcm

## 2 bedroom flat

+ Add to report

Manners Gardens, Seaton Delaval

NO LONGER ADVERTISED

Marketed from 10 May 2023 to 8 Jun 2023 (29 days) by Northwood, North Shields

# 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: **2 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**

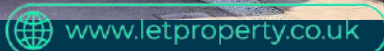


Fully compliant tenancy: **YES**

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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