


LET PROPERTY PACK

INVESTMENT INFORMATION

Benwell Lane, Newcastle
Upon Tyne, NE15 6RR

217442244

 www.letproperty.co.uk





Property Description

Our latest listing is in Benwell Lane, Newcastle Upon Tyne, NE15 6RR

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£854** which would provide the investor a Gross Yield of **8.54%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Private front and rear gardens

On-street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £854

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 854



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	£550	£854
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£85.40
Total Monthly Costs	£501.25	£531.65
Monthly Net Income	£48.75	£322.35
Annual Net Income	£585.00	£3,868.20
Net Return	1.37%	9.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,160.20**
Adjusted To

Net Return **5.06%**

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

Annual Net Income **£1,798.20**
Adjusted To

Net Return **4.22%**

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 £145,000.



£145,000

3 bedroom terraced house for sale

Cedar Road, Fenham

NO LONGER ADVERTISED

Marketed from 21 Jul 2023 to 27 Mar 2024 (249 days) by Andrew Craig, Gosforth

Brilliant Family Home | Close To Good Schools | Ideal for First Time Buyers/Investors | Three G...

+ Add to report



£140,000

3 bedroom terraced house for sale

Ladykirk Road, Benwell

CURRENTLY ADVERTISED

Marketed from 30 May 2025 by HM Residential, Newcastle Upon Tyne

3 Bedroom house | gas central heating | double glazed windows | local high street

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



£985 pcm

3 bedroom terraced house

+ Add to report

Friars Way, Fenham, Newcastle Upon Tyne, NE5

NO LONGER ADVERTISED

Marketed from 10 Sep 2024 to 22 Sep 2024 (11 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1950046



£900 pcm

3 bedroom terraced house

+ Add to report

Normount Road, Grainger Park, Newcastle Upon Tyne, -, NE4 8SJ

NO LONGER ADVERTISED

Marketed from 6 Feb 2025 to 12 May 2025 (94 days) by Pattinson Estate Agents, West Road

Terraced House - Three Bedrooms | Close to Amenities | Unfinished | Viewing Recommended | EPC Rating

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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