

LET PROPERTY PACK

INVESTMENT INFORMATION

Croft View, Ryton, NE40
4HF

217304010

 www.letproperty.co.uk





Property Description

Our latest listing is in Croft View, Ryton, NE40 4HF

Get instant cash flow of **£460** per calendar month with a **5.81%** Gross Yield for investors.

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **10.48%** 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...



Croft View, Ryton, NE40
4HF

217304010



Property Key Features

2 Bedrooms

1 Bathroom

On street parking

Private rear garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £460

Market Rent: £830

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 109,000.00

25% Deposit

£27,250.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£33,700.00

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 £460 per calendar month but the potential market rent is

£830

Returns Based on Rental Income	£460	£830
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.00	£83.00
Total Monthly Costs	£401.63	£438.63
Monthly Net Income	£58.38	£391.38
Annual Net Income	£700.50	£4,696.50
Net Return	2.08%	13.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,036.50**
Adjusted To

Net Return **9.01%**

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

Annual Net Income **£3,061.50**
Adjusted To

Net Return **9.08%**

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

2 bedroom end of terrace house for sale

+ Add to report

George Street, Ryton, NE40 4DQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Feb 2024 to 6 Jun 2024 (114 days) by Kirsty Hodgson, Powered by eXp UK, Prudhoe

END TERRACE COTTAGE | TWO BEDROOMS | LARGE GARAGE TO REAR | SMALL GARDEN | REFURBISHED TO A EXCEL...



£120,000

2 bedroom end of terrace house for sale

+ Add to report

Victoria Street, Ryton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 by Rook Matthews Sayer, Ryton

End Terrace | Recently Updated Kitchen & Bathroom | Two Double Bedrooms | Rear Yard | Freehold...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom end of terrace house

+ Add to report

Beamish Place, Benwell, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 8 May 2025 (94 days) by Carousel Estate Agents, Gateshead

END TERRACED HOUSE | TWO BEDROOMS | GAS CENTRAL HEATING | REAR YARD | OFF ROAD PARKING | UNFURNIS...



£850 pcm

2 bedroom end of terrace house

+ Add to report

Youghall Close, Greenside, NE40

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2025 to 3 Jun 2025 (40 days) by Sarah Mains Residential Sales and Lettings, Whickham

End-Terraced House | Two Bedrooms | Popular Location | Off-Street Parking & Garden | Unfurnished ...

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.



Croft View, Ryton, NE40 4HF

PROPERTY ID: 217304010

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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