

LET PROPERTY PACK

INVESTMENT INFORMATION

Nevis Court, Whitley Bay,
NE26 3JA

218336135

 www.letproperty.co.uk





Property Description

Our latest listing is in Nevis Court, Whitley Bay, NE26 3JA

Get instant cash flow of **£600** per calendar month with a **6.86%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.71%** 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...



Nevis Court, Whitley Bay,
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Property Key Features

1 Bedroom

1 Bathroom

Well-kept flat

On-street parking

Factor Fees: £95 pm

Ground Rent: TBC

Lease Length: 939 years

Current Rent: £600

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 850



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£600	£850
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£95.00	
Ground Rent	TBC	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£548.13	£573.13
Monthly Net Income	£51.88	£276.88
Annual Net Income	£622.50	£3,322.50
Net Return	1.67%	8.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,622.50**
Adjusted To

Net Return **4.35%**

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

Annual Net Income **£1,507.50**
Adjusted To

Net Return **4.04%**

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 £129,950.



£129,950

1 bedroom apartment for sale

+ Add to report

Whitley Road, Whitley Bay

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2025 to 6 Jun 2025 (30 days) by Brannen & Partners, Tynemouth

NO ONWARD CAHIN | GROUND FLOOR FLAT | GOOD SIZE LIVING ROOM | ONE BEDROOM | CLOSE TO METRO AND TH...



£125,000

1 bedroom apartment for sale

+ Add to report

Village Court, Whitley Bay

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Oct 2023 to 5 Feb 2024 (98 days) by Brannen & Partners, Tynemouth

ONE BEDROOM | GROUND FLOOR FLAT | NO UPPER CHAIN | COMMUNAL GARDENS | PARKING SPACE | SOUGHT AFTE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

1 bedroom apartment

+ Add to report

Warkworth Terrace, Tynemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 May 2024 to 24 Jun 2024 (43 days) by Letsafe, Tyne and Wear

*** NO TENANT APPLICATION FEES PAYABLE *** Luxury refurbished single bedroom apartment situated i...



£975 pcm

1 bedroom ground floor flat

+ Add to report

Grand Parade, Tynemouth

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2024 to 16 Oct 2024 (41 days) by Jan Forster Estates, Tynemouth

Ground Floor Flat | Available Now | Offered Furnished | Immaculate Throughout | One Double Bedroo...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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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