

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradbury Court, New
Hartley, NE25

218330279

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradbury Court, New Hartley, NE25

Get instant cash flow of **£750** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£775** which would provide the investor a Gross Yield of **4.8%** 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...



Bradbury Court, New
Hartley, NE25

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 947 years

Current Rent: £750

Market Rent: £775

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



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

The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 775

Returns Based on Rental Income	£750	£775
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£77.50
Total Monthly Costs	£699.38	£701.88
Monthly Net Income	£50.63	£73.13
Annual Net Income	£607.50	£877.50
Net Return	1.00%	1.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£672.50**
Adjusted To

Net Return **-1.10%**

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

Annual Net Income **-£2,047.50**
Adjusted To

Net Return **-3.36%**

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 £180,000.



£180,000

3 bedroom semi-detached house for sale

Chipchase Court, New Hartley

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Feb 2024 to 14 Jun 2024 (133 days) by Lennon Properties, North East

+ Add to report



£175,000

3 bedroom semi-detached house for sale

Bradbury Place, New Hartley, Whitley Bay, Northumberland, NE25

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Feb 2025 to 27 Apr 2025 (61 days) by YOUR MOVE Chris Stonock, Whitley Bay

+ Add to report

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

3 bedroom terraced house

+ Add to report

Bristol Walk, New Hartley, Whitley Bay, Northumberland, NE25 0SU

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 to 26 Apr 2025 (52 days) by Pattinson Estate Agents, Whitley Bay



£850 pcm

3 bedroom terraced house

+ Add to report

Bristol Street, New Hartley, Whitley Bay, Northumberland, NE25 0RJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2025 to 11 Feb 2025 (18 days) by Pattinson Estate Agents, Whitley Bay

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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