

LET PROPERTY PACK

INVESTMENT INFORMATION

Bruce Cl, Westerhope,
Newcastle Upon Tyne, NE5
5LH

218367451

 www.letproperty.co.uk





Property Description

Our latest listing is in Bruce Cl, Westerhope, Newcastle Upon Tyne, NE5 5LH

Get instant cash flow of **£850** per calendar month with a **7.85%** Gross Yield for investors.

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

Well Maintained Property

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month



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



Returns Based on Rental Income	£850
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£568.75
Monthly Net Income	£281.25
Annual Net Income	£3,375.00
Net Return	7.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,675.00**
Adjusted To

Net Return **3.60%**

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

Annual Net Income **£1,125.00**
Adjusted To

Net Return **2.42%**

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 £157,500.



£157,500

3 bedroom end of terrace house for sale

+ Add to report

Warbeck Close, Kingston Park

NO LONGER ADVERTISED

Marketed from 29 Apr 2025 to 14 May 2025 (14 days) by Homewise, Covering Tyne & Wear

ONLY OVER 60s are eligible for the Home for Life from Homewise (incorporating a Lifetime Lease) |...



£155,000

3 bedroom end of terrace house for sale

+ Add to report

Malvern Court, Newcastle Upon Tyne, NE15

CURRENTLY ADVERTISED

Marketed from 3 Feb 2025 by Yopa, Scotland & The North

Modern Bathroom/wc | Detached garage | Gardens | Modern kitchen/diner | Three bedrooms | End terr...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £885 based on the analysis carried out by our letting team at **Let Property Management**.



£885 pcm

3 bedroom end of terrace house

+ Add to report

Baybridge Road, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 May 2025 to 18 Jun 2025 (41 days) by Rook Matthews Sayer, West Denton

End terrace house | Three bedrooms | Very well presented | Unfurnished | Spacious dining kit...



£875 pcm

3 bedroom end of terrace house

+ Add to report

Brunton Walk, Kingston Park , Newcastle upon Tyne, Tyne and Wear, NE3 2TL

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 19 Feb 2025 (91 days) by Pattinson Estate Agents, Gosforth

Council Tax Band B | EPC Rating C | Available Now | End Terrace House | Desirable Location

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: **3 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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