

LET PROPERTY PACK

INVESTMENT INFORMATION

Grace Street, Newcastle
Upon Tyne, NE6 2RP

214095819

 www.letproperty.co.uk





Property Description

Our latest listing is in Grace Street, Newcastle Upon Tyne, NE6 2RP

Get instant cash flow of **£430** per calendar month with a **7.94%** Gross Yield for investors.

This property has a potential to rent for **£751** which would provide the investor a Gross Yield of **13.86%** 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

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 974 years

Current Rent: £430

Market Rent: £751

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit **£18,750.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

Total Investment £23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £430 per calendar month but the potential market rent is

£ 751



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



Returns Based on Rental Income	£430	£751
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£43.00	£75.10
Total Monthly Costs	£292.38	£324.48
Monthly Net Income	£137.63	£426.53
Annual Net Income	£1,651.50	£5,118.30
Net Return	7.03%	21.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,616.30**
Adjusted To

Net Return **15.39%**

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

Annual Net Income **£3,993.30**
Adjusted To

Net Return **16.99%**

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 £90,000.



£90,000

2 bedroom flat for sale

+ Add to report

Shields Road, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 13 Aug 2024 (202 days) by Jan Forster Estates, High Heaton

Popular location | First Floor | Two Bedrooms | Close to Amenities | Transport Links Nearby | Dou...



£85,000

2 bedroom flat for sale

+ Add to report

89 Stratford Road, Heaton, Newcastle Upon Tyne, Tyne and Wear, NE6 5PD

NO LONGER ADVERTISED

Marketed from 30 Apr 2025 to 8 May 2025 (8 days) by Savills Auctions, London

To be offered on Tuesday 13 May | Two bedroom first floor flat maisonette | Private section of re...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom apartment

+ Add to report

Friars Wharf, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2024 to 5 Jul 2024 by Martin & Co, Sunderland

STUNNING RIVERSIDE VIEWS | EXCELLENT ACCESS TO NEWCASTLE | UNDER FLOOR HEATING |



£795 pcm

2 bedroom flat

+ Add to report

Cartington Terrace, Heaton

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2025 to 23 May 2025 (39 days) by Wright Residential, Newcastle-Upon-Tyne

HEATON | TWO BEDROOMS | FITTED KITCHEN WITH APPLIANCES | BATHROOM WC WITH SHOWER | DOUBLE GLAZING...

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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