

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashfield Mews, Wallsend,  
NE28 7RG

219141868

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashfield Mews, Wallsend, NE28 7RG

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.8%** 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**

**Private Driveway Parking**

**Private Front and Rear Gardens**

**Factor Fees: £140 pm**

**Ground Rent: £12.50 pm**

**Lease Length: 99 years**

**Current Rent: £750**

**Market Rent: £900**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

# Projected Investment Return



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

£ 900



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



Returns Based on Rental Income	£750	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£12.50	
Letting Fees	£75.00	£90.00
Total Monthly Costs	£601.88	£616.88
Monthly Net Income	£148.13	£283.13
Annual Net Income	£1,777.50	£3,397.50
Net Return	5.01%	9.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,597.50**  
Adjusted To

Net Return                      **4.50%**

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

Annual Net Income      **£1,822.50**  
Adjusted To

Net Return                      **5.13%**



# 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 £137,500.



£137,500

## 2 bedroom flat for sale

+ Add to report

Station Road, Benton, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2024 to 26 Nov 2024 (217 days) by Rook Matthews Sayer, Forest Hall

Top Floor Apartment | Two Bedrooms | Open Plan Living | Balcony | No Upper Chain | EPC Rating: C...



£135,000

## 2 bedroom apartment for sale

+ Add to report

Kings Vale, Wallsend

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 11 Jun 2025 by Signature, Whitley Bay

Two-bedroom | Apartment | Recently refurbished | Beautifully presented | Ample off-street parking...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom flat

Trentham Avenue, Benton, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 23 Jan 2025 to 30 Jan 2025 (7 days) by Bowson, Jesmond

Available March | Two Bedrooms | Furnished | Garden | Council Tax Band A | Epc E

+ Add to report



£825 pcm

## 2 bedroom apartment

Belvedere Gardens, Benton, North Tyneside, NE12

CURRENTLY ADVERTISED

Marketed from 6 Jun 2025 by Pat Robson, Jesmond

**\*\*Benton Conservation Area\*\*Second Floor Apartment\*\*Two Bedrooms\*\*Available 18th August\*\***  
Constru...

+ Add to report

# 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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