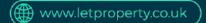


LET PROPERTY PACK

INVESTMENT INFORMATION

West Farm Avenue, Newcastle Upon Tyne, NE12

219174895











Property Description

Our latest listing is in West Farm Avenue, Newcastle Upon Tyne, NE12

Get instant cash flow of £676 per calendar month with a 9.0% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 11.3% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







West Farm Avenue, Newcastle Upon Tyne, NE12

219174895



2 Bedrooms

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £41.00 pm

Ground Rent: £0.83 pm

Lease Length: 104 years

Current Rent: £676

Market Rent: £850

Lounge









Kitchen







Bedrooms









Bathroom







Exterior





Initial Outlay





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£22,500.00**

SDLT Charge £4,500

Legal Fees £1,000.00

Total Investment £28,000.00

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 £676 per calendar month but the potential market rent is



Returns Based on Rental Income	£676	£850
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.00	
Ground Rent	£0.83	
Letting Fees	£67.60	£85.00
Total Monthly Costs	£405.68	£423.08
Monthly Net Income	£270.32	£426.92
Annual Net Income	£3,243.84	£5,123.04
Net Return	11.59%	18.30%

Return Stress Test Analysis Report





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

Annual Net Income

£3,423.04

Adjusted To

Net Return

12.23%

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

Annual Net Income

£3,783.00

Adjusted To

Net Return

13.51%

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 £115,000.



£115,000

£80,000

2 bedroom flat for sale

+ Add to report

Charnwood Avenue, Longbenton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Apr 2025 by Jack Harrison Estates, Newcastle Upon Tyne



2 bedroom flat for sale

+ Add to report

Chesters Avenue, Newcastle Upon Tyne, NE12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Jun 2024 by Purplebricks, covering Newcastle upon Tyne

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**.



2 bedroom property

+ Add to report

Greyfriars Lane, Longbenton, Newcastle Upon Tyne

CURRENTLY ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 by Rook Matthews Sayer, Forest Hall

£900 pcm



£700 pcm

2 bedroom flat

+ Add to report

West Farm Avenue, Longbenton, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 4 Jul 2025 (107 days) by Jan Forster Estates, High Heaton

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.





Interested in this property investment?

Call us on **0141 478 0985**

West Farm Avenue, Newcastle Upon Tyne, NE12

219174895

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.

