


# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Farm Avenue,  
Newcastle Upon Tyne,  
NE12

219174895

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





## 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...**



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## Property Key Features

**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

£ 90,000.00

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

£ 850

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**

## 2 bedroom flat for sale

Charnwood Avenue, Longbenton

CURRENTLY ADVERTISED

SOLD STC

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

+ Add to report



**£80,000**

## 2 bedroom flat for sale

Chesters Avenue, Newcastle Upon Tyne, NE12

CURRENTLY ADVERTISED

SOLD STC

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

+ 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

## 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



£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**

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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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