

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Heatherlea Place,  
Washington, NE37 2BB

21888627

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





## Property Description

Our latest listing is in Heatherlea Place, Washington, NE37 2BB

Get instant cash flow of **£620** per calendar month with a **6.47%** Gross Yield for investors.

This property has a potential to rent for **£757** which would provide the investor a Gross Yield of **7.9%** 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...



Heatherlea Place,  
Washington, NE37 2BB

21888627



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Communal Private Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £620**

**Market Rent: £757**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00



# Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 757

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



Returns Based on Rental Income	£620	£757
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.00	£75.70
Total Monthly Costs	£489.50	£503.20
Monthly Net Income	£130.50	£253.80
Annual Net Income	£1,566.00	£3,045.60
Net Return	3.84%	7.48%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,531.60**  
Adjusted To

Net Return                      **3.76%**

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

Annual Net Income      **£1,065.60**  
Adjusted To

Net Return                      **2.62%**

# 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 £145,000.



£145,000

## 3 bedroom end of terrace house for sale

+ Add to report

Coverdale Avenue, Washington, Tyne and Wear, NE37

NO LONGER ADVERTISED

Marketed from 29 Feb 2024 to 5 Sep 2024 (188 days) by Bridgfords, Washington

Situated in a family-friendly neighbourhood, this delightful semi-detached house offers the perfe...



£135,000

## 3 bedroom end of terrace house for sale

+ Add to report

Woodburn, Leam Lane, Gateshead

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Feb 2025 to 24 Mar 2025 (24 days) by Gordon Brown Estate Agents Ltd, Gateshead

Nestled in the desirable area of Whitehills, this charming end-terraced house on Woodburn offers ...

# 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

## 3 bedroom end of terrace house

+ Add to report

Cornforth Close, Wardley, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2024 to 14 Jan 2025 (131 days) by Safe & Secure Properties, Houghton Le Spring

End of Terrace House | Three Bedrooms | Available Early October 2024 | Recently Refurbished Throu...



£775 pcm

## 3 bedroom end of terrace house

+ Add to report

Borrowdale, Washington, Tyne And Wear, NE37

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Apr 2025 to 9 Jun 2025 (56 days) by Keyhole Residential, Birtley

Available Now | Modern Three Bedroom | End Of Terrace | Private & Enclosed Private Garden | Down...



# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

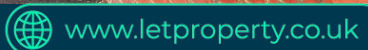


Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



Heatherlea Place, Washington, NE37 2BB

21888627

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.



**LETPROPERTY**