

LET PROPERTY PACK

INVESTMENT INFORMATION

Vine Street, Wallsend,
NE28 6JB

218757339

 www.letproperty.co.uk





Property Description

Our latest listing is in Vine Street, Wallsend, NE28 6JB

Get instant cash flow of **£550** per calendar month with a **11.0%** Gross Yield for investors.

This property has a potential to rent for **£647** which would provide the investor a Gross Yield of **13.14%** 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...



Vine Street, Wallsend,
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Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 959 years

Current Rent: £550

Market Rent: £647

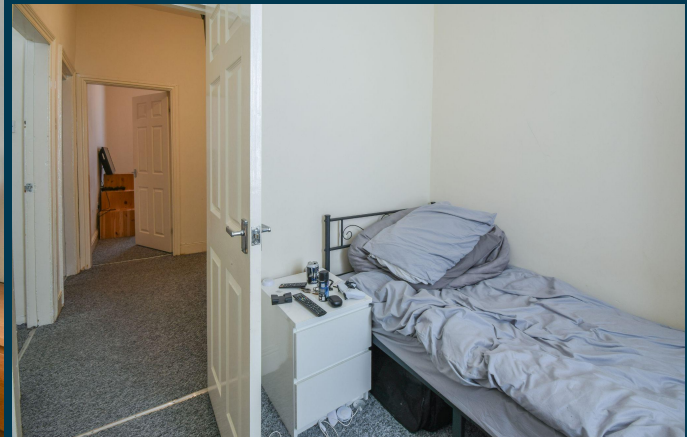
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit £17,250.00

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£647
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£64.70
Total Monthly Costs	£285.63	£295.33
Monthly Net Income	£264.38	£351.68
Annual Net Income	£3,172.50	£4,220.10
Net Return	14.62%	19.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,926.10**
Adjusted To

Net Return **13.48%**

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

Annual Net Income **£3,185.10**
Adjusted To

Net Return **14.68%**

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 £77,000.



£77,000

2 bedroom apartment for sale

+ Add to report

Northbourne Road, Jarrow, Tyne and Wear, NE32

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Nov 2024 to 2 Apr 2025 (130 days) by Reeds Rains, Hebburn

Fabulous two bed ground floor flat | IMMEDIATE VACANT POSSESSION | Lounge with feature coal effec...



£75,000

2 bedroom flat for sale

+ Add to report

St. Julien Gardens, Wallsend

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Feb 2024 to 3 Aug 2024 (177 days) by Northwood, North Shields

Two Bedrooms | Upper Flat | Private Rear Garden | On Street Parking | White Bathroom Suite | Good...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

+ Add to report

Olwen Drive, Hebburn, Tyne and Wear, NE31

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2025 to 1 Apr 2025 (14 days) by Reeds Rains Lettings, Hebburn

Lovely two bed top floor apartment | Balcony with Sunny Aspect | Communal Entrance | Lounge/Dinin...



£650 pcm

2 bedroom flat

+ Add to report

Vine Street, Wallsend, Tyne and Wear, NE28

CURRENTLY ADVERTISED

Marketed from 8 Jul 2025 by YOUR MOVE Chris Stonock Lettings, Wallsend

Two Bed First Floor Flat | Available Now | Unfurnished | EPC Grade C | Council Tax Band A | Viewi...

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.



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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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