

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blagdon Terrace, Seaton  
Burn, Newcastle Upon  
Tyne, NE13

219097090

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





## Property Description

Our latest listing is in Blagdon Terrace, Seaton Burn, Newcastle Upon Tyne, NE13

This property has a potential to rent for **£815** which would provide the investor a Gross Yield of **9.78%** 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...**



LET PROPERTY



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Ideal for First-Time Buyers**

**Private Driveway Parking**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £815**

# 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



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



<b>Returns Based on Rental Income</b>	<b>£815</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£81.50</b>
<b>Total Monthly Costs</b>	<b>£455.88</b>
<b>Monthly Net Income</b>	<b>£359.13</b>
<b>Annual Net Income</b>	<b>£4,309.50</b>
<b>Net Return</b>	<b>12.14%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,679.50</b>
Adjusted To	
Net Return	<b>7.55%</b>

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

Annual Net Income	<b>£2,584.50</b>
Adjusted To	
Net Return	<b>7.28%</b>

# 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 £120,000.



£120,000

## 2 bedroom terraced house for sale

Western Terrace, Dudey, NE23

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2024 to 16 Aug 2024 (115 days) by Alexander Hudson Estates, Newcastle

+ Add to report

Two bedroom, terraced family home. | Well presented and maintained throughout. | Low maintenance ...



£117,000

## 2 bedroom terraced house for sale

Fairhaven Way, Cramlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Mar 2024 to 12 Sep 2024 (194 days) by Rook Matthews Sayer, Bedlington

+ Add to report

Two bedrooms | Modern presentation throughout | Newly developed estate | Good road and transport ...

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom terraced house

+ Add to report

Lavender Way, West Meadows, Cramlington, Northumberland, NE23 8FN

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2025 to 24 Feb 2025 (31 days) by Pattinson Estate Agents, Cramlington

Two Bedrooms | Beautifully presented | Great location | Modern property



£850 pcm

2 bedroom terraced house

+ Add to report

Great North Road, Brunton Park, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 16 Apr 2025 to 16 Apr 2025 by Jan Forster Estates, Gosforth

Terraced House | Available NOW | Unfurnished | Council Tax Band \*C\* | Rear Garden | Two Bedrooms ...

# 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: N/A** **Current term of tenancy: N/A**

**Standard Tenancy Agreement In Place: N/A** **Payment history: N/A**

**Fully compliant tenancy: N/A**

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**

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