

LET PROPERTY PACK

INVESTMENT INFORMATION

Grace Street, Newcastle
upon Tyne, NE6 2RP

217735712

 www.letproperty.co.uk





Property Description

Our latest listing is in Grace Street, Newcastle upon Tyne, NE6 2RP

Get instant cash flow of **£430** per calendar month with a **7.94%** Gross Yield for investors.

This property has a potential to rent for **£739** which would provide the investor a Gross Yield of **13.64%** 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...



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upon Tyne, NE6 2RP

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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 999 years

Current Rent: £430

Market Rent: £739

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit **£18,750.00**

SDLT Charge **£3,750**

Legal Fees **£1,000.00**

Total Investment £23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £430 per calendar month but the potential market rent is

£739



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



Returns Based on Rental Income	£430	£739
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£43.00	£73.90
Total Monthly Costs	£292.38	£323.28
Monthly Net Income	£137.63	£415.73
Annual Net Income	£1,651.50	£4,988.70
Net Return	7.03%	21.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,510.70**
Adjusted To

Net Return **14.94%**

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

Annual Net Income **£3,863.70**
Adjusted To

Net Return **16.44%**

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 £79,950.



2 bedroom apartment for sale

Byker Terrace, Walker, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 30 Apr 2024 to 17 Oct 2024 (169 days) by Goodfellows, Heaton

2 Bed Ground Floor Tyneside Flat | Lounge with Fireplace | Fitted Kitchen | Shower/WC | Gas CH & ...

[+ Add to report](#)

£79,950



2 bedroom apartment for sale

Kentmere Avenue, Walkerdene, Newcastle Upon Tyne, Tyne & Wear, NE6

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 22 Jul 2025 by Goodfellows, Heaton

2 Bed Ground Floor Semi Detached Flat | Well Presented | Front & Rear Gardens | Detached Garage &...

[+ Add to report](#)

£79,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

The Ropery, Newcastle Upon Tyne, NE6

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2024 to 1 Aug 2024 (29 days) by Living Spaces, Newcastle Upon Tyne

Two Double Bedrooms | Unfurnished | Riverside Location | Private Corner Garden | Parking | St Pet...



£800 pcm

2 bedroom flat

+ Add to report

Julian Avenue, Walkergate

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 3 Sep 2024 by Brunton Residential, Jesmond

360 VIRTUAL TOUR | AVAILABLE 13th September 2024 | RENT £800PCM (FURNISHED) | BEAUTIFULLY PRESENT...

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.



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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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