

LET PROPERTY PACK

INVESTMENT INFORMATION

Grace Street, Newcastle
upon Tyne, NE6

217735712

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£739** which would provide the investor a Gross Yield of **11.8%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



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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

Market Rent: £739

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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



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



Returns Based on Rental Income	£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	£73.90
Total Monthly Costs	£323.28
Monthly Net Income	£415.73
Annual Net Income	£4,988.70
Net Return	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
	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

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...



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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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