

LET PROPERTY PACK

INVESTMENT INFORMATION

Kearsley Close, Seaton
Delaval, Whitley Bay, NE25

219947205

 www.letproperty.co.uk





Property Description

Our latest listing is in Kearsley Close, Seaton Delaval, Whitley Bay, NE25

Get instant cash flow of **£350** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£425** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Kearsley Close, Seaton
Delaval, Whitley Bay,
NE25

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £75.00 pm

Ground Rent: TBC

Lease Length: 35 years

Current Rent: £350

Market Rent: £425

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £52,000.00 and borrowing of £39,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 52,000.00

25% Deposit	£13,000.00
SDLT Charge	£2,600
Legal Fees	£1,000.00
Total Investment	£16,600.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 425

Returns Based on Rental Income	£350	£425
Mortgage Payments on £39,000.00 @ 5%	£162.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	TBC	
Letting Fees	£35.00	£42.50
Total Monthly Costs	£287.50	£295.00
Monthly Net Income	£62.50	£130.00
Annual Net Income	£750.00	£1,560.00
Net Return	4.52%	9.40%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£710.00**
Adjusted To

Net Return **4.28%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£780.00**
Adjusted To

Net Return **4.70%**

Sale Comparables Report



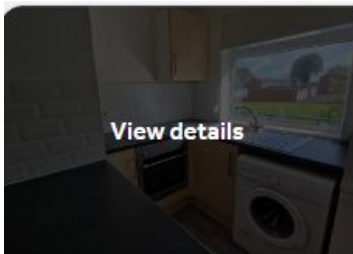
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £54,950.

	1 bedroom apartment for sale Astley Road, Seaton Delaval NO LONGER ADVERTISED Marketed from 12 Sep 2023 to 27 May 2024 (257 days) by M L Estates Ltd, Seaton Delaval	+ A
	1 bedroom apartment for sale Laycock Gardens, Seghill NO LONGER ADVERTISED Marketed from 3 Apr 2025 to 3 Apr 2025 by M L Estates Ltd, Seaton Delaval	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

+ A

Kearsley Close, Seaton Delaval, Tyne and Wear

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 12 Sep 2025 by Wright Residential, Newcastle-Upon-Tyne



£495 pcm

1 bedroom flat

Staward Avenue, Whitley Bay, NE25

NO LONGER ADVERTISED

Marketed from 25 Sep 2025 to 27 Sep 2025 (1 days) by OpenRent, London

Current Tenant Profile



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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