

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Waterbeach Place,  
Newcastle Upon Tyne, NE5  
2NE

220156760

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





## Property Description

Our latest listing is in Waterbeach Place, Newcastle Upon Tyne, NE5 2NE

Get instant cash flow of **£650** per calendar month with a **7.09%** Gross Yield for investors.

This property has a potential to rent for **£779** which would provide the investor a Gross Yield of **8.5%** 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...



Waterbeach Place,  
Newcastle Upon Tyne,  
NE5 2NE

220156760



## Property Key Features

**2 Bedrooms**

**1 Bathroom and a separate WC**

**Private Driveway Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £779**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 779



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



Returns Based on Rental Income	£650	£779
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£77.90
Total Monthly Costs	£476.88	£489.78
Monthly Net Income	£173.13	£289.23
Annual Net Income	£2,077.50	£3,470.70
Net Return	5.31%	8.87%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,912.70**  
Adjusted To

Net Return                      **4.89%**

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

Annual Net Income      **£1,565.70**  
Adjusted To

Net Return                      **4.00%**

# 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 £134,950.



£134,950

## 2 bedroom terraced house for sale

+ Add to report

Thirlmere Way, Newcastle upon Tyne, Tyne and Wear, NE5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 May 2025 by YOUR MOVE Chris Stonock, West Denton

Two Bedroom Mid Terrace House | Floor Area - Approximate 775 Sq.ft / 72 Sq.m | Council Tax Band -...



£130,000

## 2 bedroom terraced house for sale

+ Add to report

Loweswater Road, Slatyford, Newcastle upon Tyne, NE5

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2024 to 2 Apr 2025 (175 days) by Northwood, Newcastle

Terraced Home | Two Double Bedrooms | Private Enclosed Gardens | Off Street Parking | No Chain | ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom terraced house

+ Add to report

Cranwell Court, Kingston Park, Newcastle Upon Tyne, Tyne and Wear, NE3

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 6 Dec 2024 (44 days) by Reeds Rains Lettings, Gosforth

Two Bedroom Mid Link House | Kitchen with White Goods | Minimum Term 12 months | Council Tax Band...



£825 pcm

## 2 bedroom terraced house

+ Add to report

Bavington Drive, Fenham, Newcastle upon Tyne, Tyne and Wear, NE5 2HS

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jul 2025 by Pattinson Estate Agents, West Road

Two Bedroom House | Garden Room | Sought After Location | Viewing Recommended

# 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: **3 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.



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

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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.



**LETPROPERTY**