

LET PROPERTY PACK

INVESTMENT INFORMATION

Ravenshill Road, Newcastle
Upon Tyne, NE5

217814097

 www.letproperty.co.uk





Property Description

Our latest listing is in Ravenshill Road, Newcastle Upon Tyne, NE5

Get instant cash flow of **£500** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£795** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Ravenshill Road,
Newcastle Upon Tyne,
NE5

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £70 pm

Ground Rent: £0.83 pm

Lease Length: 90 years

Current Rent: £500

Market Rent: £795

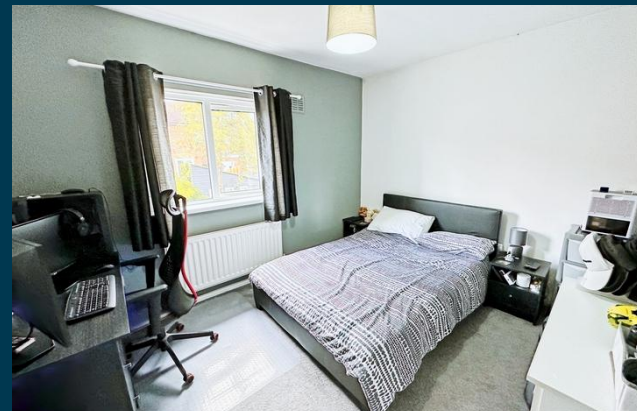
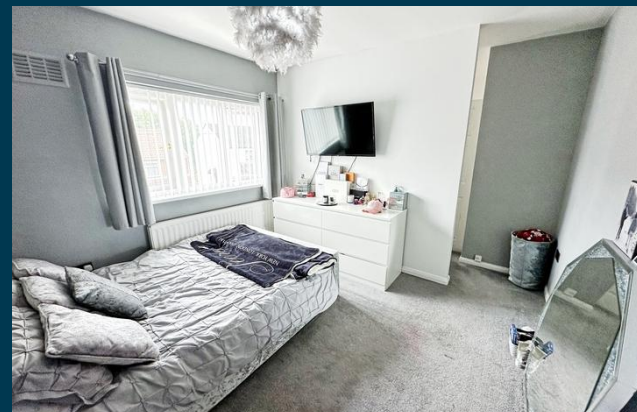
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 795

Returns Based on Rental Income	£500	£795
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70.00	
Ground Rent	£0.83	
Letting Fees	£50.00	£79.50
Total Monthly Costs	£423.33	£452.83
Monthly Net Income	£76.67	£342.17
Annual Net Income	£920.04	£4,106.04
Net Return	3.22%	14.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,516.04**
Adjusted To

Net Return **8.80%**

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

Annual Net Income **£2,736.00**
Adjusted To

Net Return **9.57%**

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 £97,000.



£97,000

3 bedroom semi-detached house for sale

+ Add to report

Ravenshill Road, West Denton

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Nov 2019 to 24 Feb 2021 (462 days) by Rook Matthews Sayer, West Denton



£89,950

2 bedroom apartment for sale

+ Add to report

Ravenshill Road, West Denton, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jan 2024 to 27 Mar 2024 (58 days) by Goodfellows, West Denton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

Stamfordham Road, Westerhope, NE5

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 1 Aug 2025 (30 days) by Brunton Residential, Jesmond

+ Add to report



£795 pcm

2 bedroom flat

Hillhead Parkway, Newcastle Upon Tyne, NE5

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2022 to 25 Sep 2023 (549 days) by WPG lettings, Newcastle Upon Tyne

+ Add to report

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: **5 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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NE5

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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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