

LET PROPERTY PACK

INVESTMENT INFORMATION

Waterville Road, North
Shields, NE29

220448464

 www.letproperty.co.uk





Property Description

Our latest listing is in Waterville Road, North Shields, NE29

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £600

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 800

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



Returns Based on Rental Income	£600	£800
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£434.38	£454.38
Monthly Net Income	£165.63	£345.63
Annual Net Income	£1,987.50	£4,147.50
Net Return	5.60%	11.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,547.50**
Adjusted To

Net Return **7.18%**

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

Annual Net Income **£2,422.50**
Adjusted To

Net Return **6.82%**

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 £125,000.



£125,000

2 bedroom semi-detached house for sale

+ Add to report

Burdon Main Row, North Shields, NE29

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 May 2021 to 16 Sep 2021 (114 days) by Strike, Nationwide



£90,000

2 bedroom terraced house for sale

+ Add to report

Henry Street, North Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Mar 2022 to 19 Aug 2022 (147 days) by Fresh Property Centre, North Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

+ Add to report

Howdon Road, North Shields

NO LONGER ADVERTISED

Marketed from 10 Jan 2024 to 6 Mar 2024 (55 days) by Northwood, North Shields



£600 pcm

2 bedroom flat

+ Add to report

Hylton Street, North Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jul 2025 to 24 Jul 2025 (14 days) by Fresh Property Centre, North Shields

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.



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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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