

LET PROPERTY PACK

INVESTMENT INFORMATION

Oaktree Terrace, Prudhoe,
NE42

217909034

 www.letproperty.co.uk





Property Description

Our latest listing is in Oaktree Terrace, Prudhoe, NE42

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£675** which would provide the investor a Gross Yield of **7.4%** 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...



Oaktree Terrace, Prudhoe,
NE42

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Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £675

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £600 per calendar month but the potential market rent is

£ 675

Returns Based on Rental Income	£600	£675
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£67.50
Total Monthly Costs	£418.75	£426.25
Monthly Net Income	£181.25	£248.75
Annual Net Income	£2,175.00	£2,985.00
Net Return	6.40%	8.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,635.00**
Adjusted To

Net Return **4.81%**

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

Annual Net Income **£1,335.00**
Adjusted To

Net Return **3.93%**

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Oakfield Park, Prudhoe, Prudhoe, Northumberland

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2021 to 30 Sep 2021 (6 days) by Gilmore Estates, Prudhoe



£90,000

2 bedroom apartment for sale

+ Add to report

Oakfield Park, Prudhoe, Northumberland, NE42 5HE

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Aug 2025 by Pattinson Estate Agents, Consett

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

[+ Add to report](#)

Brock House, Prudhoe, Northumberland, NE42

NO LONGER ADVERTISED

Marketed from 17 Jun 2024 to 20 Jun 2024 (3 days) by Red Hot Property, Prudhoe



£550 pcm

2 bedroom terraced house

[+ Add to report](#)

Victoria Terrace, Prudhoe, Northumberland, NE42

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 26 Jun 2024 (42 days) by YOUR MOVE Chris Stonock Lettings, Crawcrook

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: **8 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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