

LET PROPERTY PACK

INVESTMENT INFORMATION

Belle Grove Terrace, Spital
Toungues, Newcastle
Upon Tyne, NE2 4LL

218092840

 www.letproperty.co.uk





Property Description

Our latest listing is in Belle Grove Terrace, Spital Tongues, Newcastle Upon Tyne, NE2 4LL

Get instant cash flow of **£850** per calendar month with a **10.63%** Gross Yield for investors.

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...



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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Private Front Garden

Factor Fees: £250 pm

Ground Rent: TBC

Lease Length: 100 years

Current Rent: £850

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



The monthly rent of this property is currently set at £850 per calendar month



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



Returns Based on Rental Income	£850
Mortgage Payments on £82,500.00 @ 5%	£343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	TBC
Letting Fees	£85.00
Total Monthly Costs	£693.75
Monthly Net Income	£156.25
Annual Net Income	£1,875.00
Net Return	5.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£175.00**
Adjusted To

Net Return **0.51%**

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

Annual Net Income **£225.00**
Adjusted To

Net Return **0.66%**

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 £115,000.



£115,000

1 bedroom apartment for sale

+ Add to report

December Courtyard, Christmas Place, The Staiths, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 16 Nov 2023 to 7 Dec 2024 (386 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Ground Floor | Double Bedroom | Courtyard Garden | Allocated Parking Space | Council Tax Band A |...



£114,950

1 bedroom apartment for sale

+ Add to report

Deneside Court, Jesmond, Newcastle Upon Tyne, NE2

CURRENTLY ADVERTISED

Marketed from 20 May 2025 by Sarah Mains Residential Sales and Lettings, Newcastle

Double Bedroom | Ground Floor Apartment | No Onward Chain | Beautiful Kitchen | Modern Bathroom |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,235 based on the analysis carried out by our letting team at **Let Property Management**.



£1,235 pcm

1 bedroom apartment

+ Add to report

Apartment 1 Claremont House, Framlington Place, Newcastle upon Tyne

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 15 Jan 2025 by Easiliving, Jesmond

SHORT WALK TO NEWCASTLE CITY CENTRE | BRAND NEW DEVELOPMENT | £1235pcm ALL UTILITY
BILLS INCLUDE...



£950 pcm

1 bedroom apartment

+ Add to report

Claremont Road, Spital Tongues, NE2

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 22 Oct 2024 (7 days) by Sarah Mains Residential Sales and Lettings,
Newcastle

Ground Floor Flat | One Bedroom | Popular Location | Rear Garden | Unfurnished | Holding Fee; One...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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Newcastle Upon Tyne, NE2 4LL

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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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