

LET PROPERTY PACK

INVESTMENT INFORMATION

St Keverne Square,
Newcastle Upon Tyne, NE5

219641352

 www.letproperty.co.uk





Property Description

Our latest listing is in St Keverne Square, Newcastle Upon Tyne, NE5

Get instant cash flow of **£575** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£767** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



St Keverne Square,
Newcastle Upon Tyne,
NE5

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well-equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 101 years

Current Rent: £575

Market Rent: £767

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £575 per calendar month but the potential market rent is

£ 767

Returns Based on Rental Income	£575	£767
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£76.70
Total Monthly Costs	£360.00	£379.20
Monthly Net Income	£215.00	£387.80
Annual Net Income	£2,580.00	£4,653.60
Net Return	9.02%	16.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,119.60**
Adjusted To

Net Return **10.91%**

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

Annual Net Income **£3,273.60**
Adjusted To

Net Return **11.45%**

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 £100,000.



£100,000

2 bedroom apartment for sale

+ Add to repo

Ashover Road, Newcastle upon Tyne, Tyne and Wear, NE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2023 to 22 Sep 2023 (188 days) by Reeds Rains, Gosforth



£95,000

2 bedroom flat for sale

+ Add to repo

Dowding Lane, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Aug 2023 to 25 Mar 2024 (212 days) by Rook Matthews Sayer, Gosforth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom ground floor flat

+ Add to report

St. Keverne Square, Kenton, Newcastle upon Tyne, Tyne and Wear, NE5 3YL

NO LONGER ADVERTISED

Marketed from 20 Jun 2023 to 17 Jul 2024 (392 days) by Pattinson Estate Agents, Heaton



£650 pcm

2 bedroom apartment

+ Add to report

St. Keverne Square, Kenton Bar, Newcastle upon Tyne, Tyne and Wear, NE5 3YL

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Feb 2025 to 7 Mar 2025 (24 days) by Pattinson Estate Agents, Gosforth

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
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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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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