

LET PROPERTY PACK

INVESTMENT INFORMATION

St Keverne Square, Newcastle Upon Tyne, NE5

219641352











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



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

219641352

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



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return





The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

| | ПСП |
|-----|-----|
| (エノ | /6/ |
| | |
| 4 | |

| 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 | ТВС | |
| 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% |

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



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

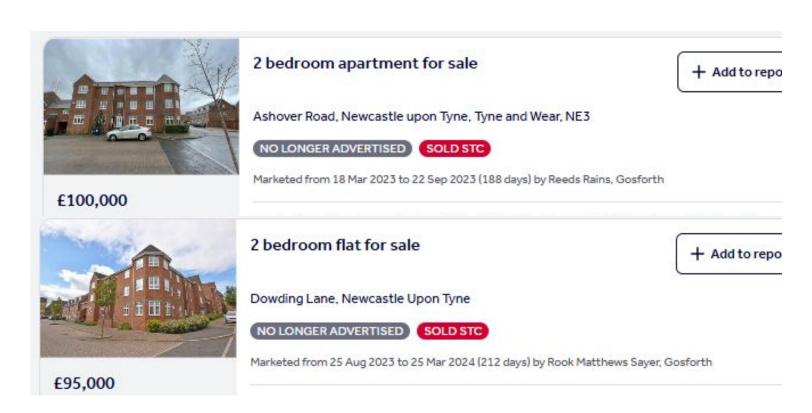
Net Return

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.



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**.





£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



Current term of tenancy: **Moved** within the last 2 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.







Call us on **0141 478 0985**



St Keverne Square, Newcastle Upon Tyne, NE5

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.

