

LET PROPERTY PACK

INVESTMENT INFORMATION

Chirton West View, North
Shields, NE29

221063938

 www.letproperty.co.uk





Property Description

Our latest listing is in Chirton West View, North Shields, NE29

Get instant cash flow of **£550** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Chirton West View, North
Shields, NE29

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Property Key Features

2 bedroom

1 bathroom

Private outdoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 979 years

Current Rent: £550

Market Rent: £704

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £550 per calendar month but the potential market rent is

£ 704

Returns Based on Rental Income	£550	£704
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£70.40
Total Monthly Costs	£376.25	£391.65
Monthly Net Income	£173.75	£312.35
Annual Net Income	£2,085.00	£3,748.20
Net Return	6.86%	12.33%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,340.20**
Adjusted To

Net Return **7.70%**

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

Annual Net Income **£2,278.20**
Adjusted To

Net Return **7.49%**

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 £90,000.



£90,000

2 bedroom flat for sale

+ Add to repo

Chirton West View, North Shields

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 26 Jun 2025 by Signature, Whitley Bay

Two-Bedroom Ground Floor Flat | Prime North Shields Location | Two Double Bedrooms | Rear Yard | ...



£90,000

2 bedroom ground floor flat for sale

+ Add to rep

Chirton West View, North Shields, Tyne and Wear, NE29 0EN

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2022 to 18 Nov 2022 (252 days) by Pattinson Estate Agents, 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

Gardner Park, North Shields, NE29

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 30 Jan 2025 (7 days) by Northwood, North Shields

+ Add to report



£750 pcm

2 bedroom flat

Collingwood View, North Shields, NE29

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2025 to 8 Sep 2025 (31 days) by Northwood, North Shields

+ Add to report

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 2 years**



Payment history: **On time for the 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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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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