

LET PROPERTY PACK

INVESTMENT INFORMATION

Grafton Road, Whitley Bay,
NE26

220722797

 www.letproperty.co.uk





Property Description

Our latest listing is in Grafton Road, Whitley Bay, NE26

Get instant cash flow of **£650** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **6.1%** 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...



Grafton Road, Whitley
Bay, NE26

220722797



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £773

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

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 £650 per calendar month but the potential market rent is

£ 773

Returns Based on Rental Income	£650	£773
Mortgage Payments on £114,000.00 @ 5%	£475.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£77.30
Total Monthly Costs	£555.00	£567.30
Monthly Net Income	£95.00	£205.70
Annual Net Income	£1,140.00	£2,468.40
Net Return	2.42%	5.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£922.40**
Adjusted To

Net Return **1.96%**

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

Annual Net Income **£188.40**
Adjusted To

Net Return **0.40%**

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 £175,000.



£175,000

2 bedroom flat for sale

+ Add to report

Grafton Road, Whitley Bay, Tyne and Wear, NE26

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2022 to 10 Apr 2023 (265 days) by YOUR MOVE Chris Stonock, Whitley Bay



£132,000

2 bedroom flat for sale

+ Add to report

Grafton Road, Whitley Bay, Tyne and Wear, NE26

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Mar 2024 to 7 Feb 2025 (316 days) by YOUR MOVE Chris Stonock, Whitley Bay

Two Bedroom First Floor Flat | Investment Opportunity 5.5% Yield Approx. | Close To Town Centre a...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

Marden Crescent, Whitley Bay

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 to 24 Apr 2025 (54 days) by Trading Places, Whitley Bay

+ Add to report



£795 pcm

2 bedroom flat

Whitley Road, Whitley Bay. NE26 2NA. ****GREAT VALUE****

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Sep 2024 to 4 Nov 2024 (43 days) by Letsafe, Tyne and Wear

+ Add to report

****NO TENANT APPLICATION FEES PAYABLE**** Ideal for first time buyers or investors looking for a rental property in a high demand area.

Current Tenant Profile



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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