

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grafton Road, Whitley Bay, NE26

220722797









#### **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



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

220722797

# Lounge







#### Kitchen







## **Bedrooms**







## Bathroom







#### **Exterior**









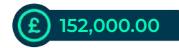
#### **Initial Outlay**





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**



25% Deposit **£38,000.00** 

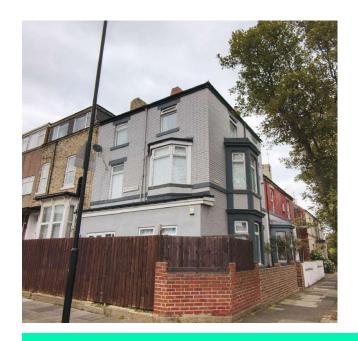
SDLT Charge £8,140

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	ТВС	
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%	<b>5.24</b> %

#### 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



+ Add to 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.





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**.



2 bedroom flat

- Add to report

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



2 bedroom flat

+ Add to report

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

£795 pcm

£795 pcm

#### **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



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



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for the 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.







Grafton Road, Whitley Bay, NE26

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.

