

LET PROPERTY PACK

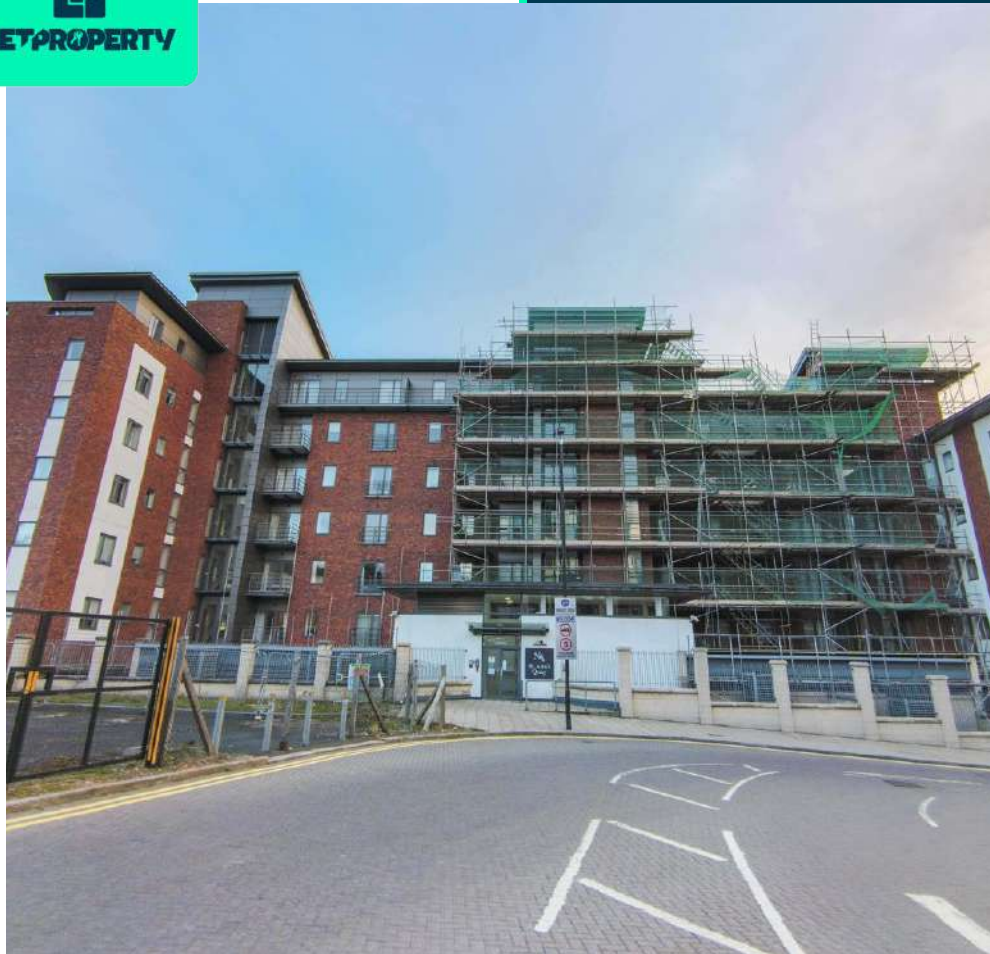
INVESTMENT INFORMATION

Quayside, Newcastle Upon
Tyne, NE1

220529629

 www.letproperty.co.uk





Property Description

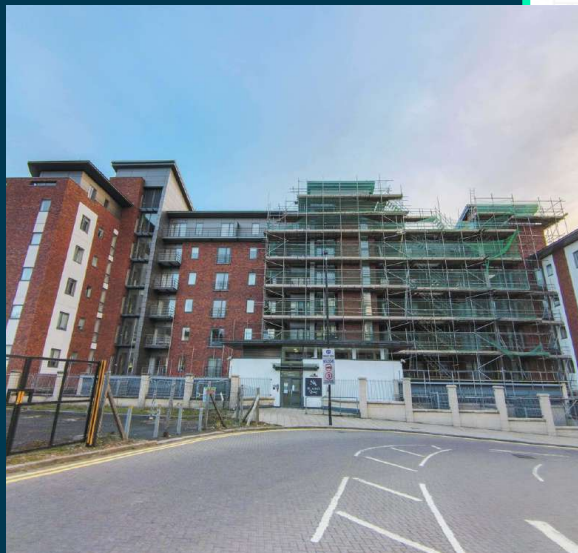
Our latest listing is in Quayside, Newcastle Upon Tyne, NE1

Get instant cash flow of **£1,450** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **9.6%** 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...



Quayside, Newcastle
Upon Tyne, NE1

220529629



Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £325.00

Ground Rent: £12.50

Lease Length: 974 years

Current Rent: £1,450

Market Rent: £1,600

Lounge



Kitchen



Bedrooms

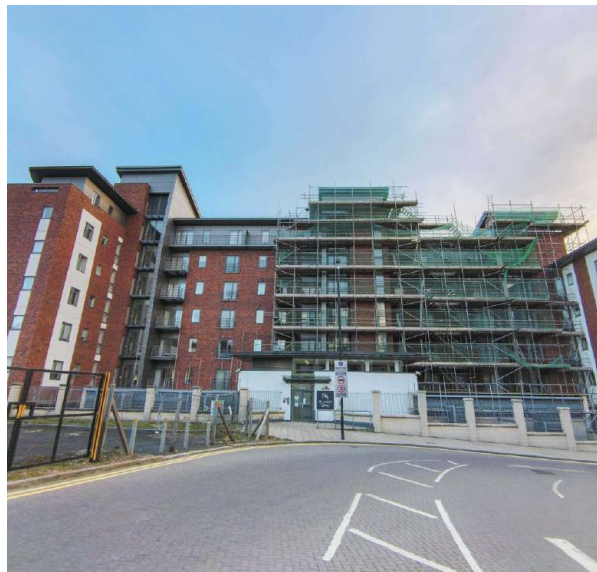


Bathroom



Exterior





Figures based on assumed purchase price of 201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit	£50,250.00
SDLT Charge	£11,570
Legal Fees	£1,000.00
Total Investment	£62,820.00

Projected Investment Return



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

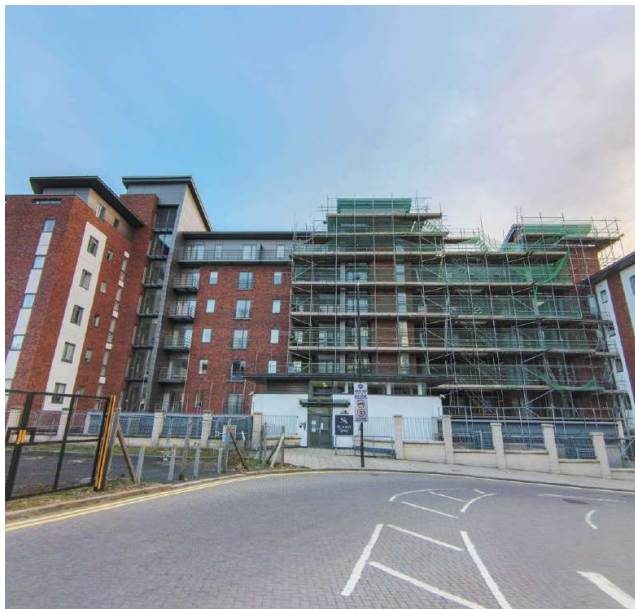


The monthly rent of this property is currently set at £1,450 per calendar month but the potential market rent is

£ 1,600

Returns Based on Rental Income	£1,450	£1,600
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£325.00	
Ground Rent	£12.50	
Letting Fees	£145.00	£160.00
Total Monthly Costs	£1,125.63	£1,140.63
Monthly Net Income	£324.38	£459.38
Annual Net Income	£3,892.50	£5,512.50
Net Return	6.20%	8.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,312.50**
Adjusted To

Net Return **3.68%**

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

Annual Net Income **£2,647.50**
Adjusted To

Net Return **4.21%**

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 £200,000.



£200,000

2 bedroom apartment for sale

+ Add to report

St Anns Quay, 118 Quayside, Newcastle upon Tyne, Tyne and Wear, NE1 3BB

CURRENTLY ADVERTISED

Marketed from 20 Jan 2025 by Pattinson Estate Agents, Heaton

Two Bedroom Apartment | No Inner Chain | Close Proximity to Newcastle City Centre & Quayside | CI



£185,000

2 bedroom flat for sale

+ Add to report

Quayside, Newcastle upon Tyne, Tyne and Wear, NE1

NO LONGER ADVERTISED

Marketed from 22 Oct 2024 to 5 Feb 2025 (106 days) by George F.White, Durham

Property follows English law | Two double bedrooms | Open plan living area | Two bathrooms | One of the

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,895 based on the analysis carried out by our letting team at **Let Property Management**.



£1,895 pcm

2 bedroom penthouse

+ Add to report

Penthouse St Ann's Quay, Quayside, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Aug 2024 to 28 Oct 2024 (72 days) by Brunton Residential, Jesmond

360 Virtual Tour | Available 7th October 2024 | Rent £1,895 pcm | Penthouse Apartment | Super...



£1,600 pcm

2 bedroom apartment

+ Add to report

St Anns Quay, Newcastle Quayside, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jun 2025 to 25 Jul 2025 (39 days) by Bridgfords Lettings, Newcastle Upon Tyne

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

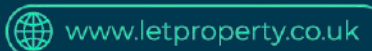
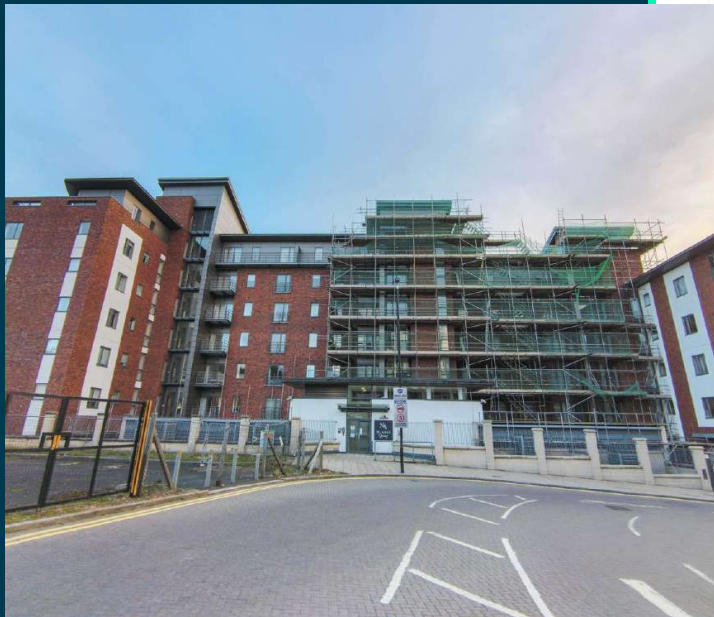


Current term of tenancy: **Moved in within 2 years**



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.



Quayside, Newcastle Upon Tyne, NE1

220529629

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.



LETPROPERTY