

LET PROPERTY PACK

INVESTMENT INFORMATION

Benfield Road, Newcastle
Upon Tyne, NE6 5XA

221644698

 www.letproperty.co.uk





Property Description

Our latest listing is in Benfield Road, Newcastle Upon Tyne, NE6 5XA

Get instant cash flow of **£750** per calendar month with a **6.92%** Gross Yield for investors.

This property has a potential to rent for **£856** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Benfield Road, Newcastle
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Property Key Features

2 Bedrooms

1 Bathroom

Communal Private Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 88 years

Current Rent: £750

Market Rent: £856

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit **£37,500.00**

SDLT Charge **£8,000**

Legal Fees **£1,000.00**

Total Investment £46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 856

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



Returns Based on Rental Income	£750	£856
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£85.60
Total Monthly Costs	£558.75	£569.35
Monthly Net Income	£191.25	£286.65
Annual Net Income	£2,295.00	£3,439.80
Net Return	4.94%	7.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,727.80**
Adjusted To

Net Return **3.72%**

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

Annual Net Income **£1,189.80**
Adjusted To

Net Return **2.56%**

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 £159,950.



£159,950

2 bedroom flat for sale

+ Add to report

Addycombe Terrace, Heaton, NE6

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2025 to 25 Sep 2025 (136 days) by Noel Harris Residential Sales, Newcastle Upon Tyne

Upper flat | Private rear yard with roller door | Very sought after area | No chain | Double glaz...



£158,500

2 bedroom apartment for sale

+ Add to report

Addycombe Terrace, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2025 to 22 Jul 2025 (117 days) by Goodfellows, Heaton

2 Bed 'Lower' Tyneside Flat | Great Location | Lounge with Feature Electric Fire | Bathroom/WC wi...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom apartment

Allingham Court, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2024 to 29 Jan 2025 (48 days) by Jan Forster Estates, High Heaton

+ Add to report

First Floor Apartment | Two Bedrooms | Hi-Spec Appliances | Available Mid January | Furnished Bas...



£900 pcm

2 bedroom apartment

Biddlestone Road, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jan 2025 to 28 Feb 2025 (45 days) by Goodfellows, Heaton

+ Add to report

2 Bed Ground Floor Tyneside Flat | Available Part Furnished | Convenient Location | Lounge | Fitt...

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 the last 2 years**



Payment history: **On time for 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.



www.letproperty.co.uk

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5XA

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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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