

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Wallsend,
NE28

221392457

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Wallsend, NE28

This property has a potential to rent for **£1,364** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

4 bedroom

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,364

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



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



Returns Based on Rental Income	£1,364
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£136.40
Total Monthly Costs	£742.03
Monthly Net Income	£621.98
Annual Net Income	£7,463.70
Net Return	12.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,735.70**
Adjusted To

Net Return **8.03%**

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

Annual Net Income **£4,628.70**
Adjusted To

Net Return **7.85%**

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 £300,000.



£300,000

4 bedroom detached house for sale

The Oaks, Rosehill Road, Wallsend

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Dec 2024 by Mike Rogerson Estate Agents, Wallsend

+ Add to report



£239,950

4 bedroom terraced house for sale

Millers Bank, Wallsend

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Mar 2024 to 31 Jul 2024 (138 days) by next2buy, Wallsend

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

4 bedroom terraced house

Park View, Wallsend, NE28

NO LONGER ADVERTISED

Marketed from 25 Nov 2023 to 5 Apr 2024 (132 days) by Alexander Hudson Estates, Newcastle

+ Add to report



£1,350 pcm

4 bedroom detached house

Hebburn NE31 1YW

NO LONGER ADVERTISED

Marketed from 20 Sep 2023 to 21 Sep 2023 (1 days) by Moody & Co, South Shields

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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