

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawthorn Road,
Ashington, NE63

222302533

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawthorn Road, Ashington, NE63

Get instant cash flow of **£496** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£521** which would provide the investor a Gross Yield of **8.0%** 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...



Hawthorn Road,
Ashington, NE63

222302533



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

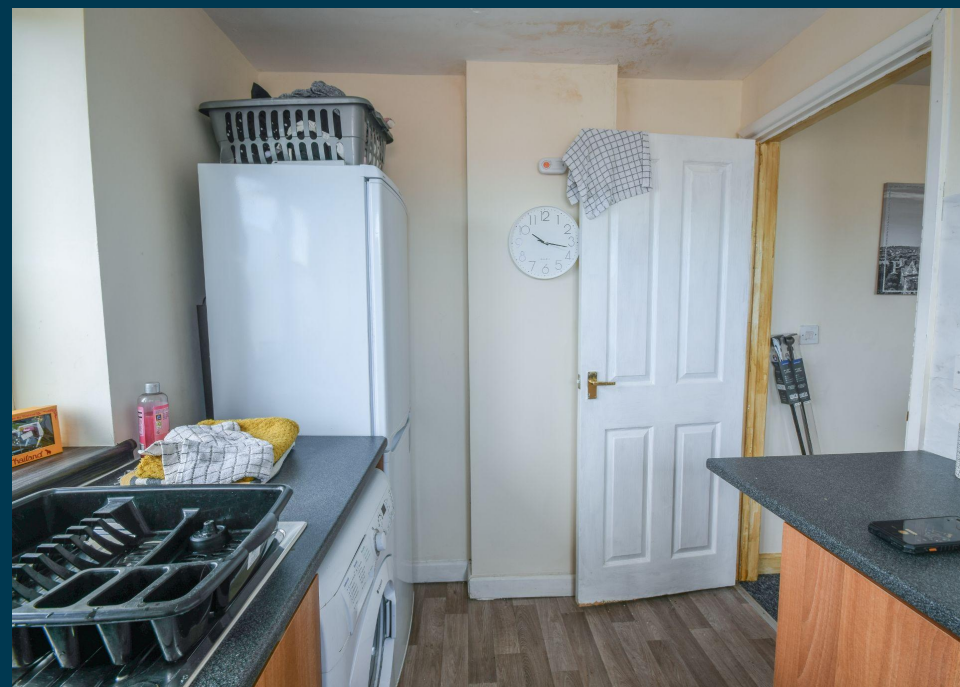
Current Rent: £496

Market Rent: £521

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

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 £496 per calendar month but the potential market rent is

£ 521

Returns Based on Rental Income	£496	£521
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£49.60	£52.10
Total Monthly Costs	£308.35	£310.85
Monthly Net Income	£187.65	£210.15
Annual Net Income	£2,251.80	£2,521.80
Net Return	9.23%	10.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,479.80**
Adjusted To

Net Return **6.06%**

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

Annual Net Income **£1,351.80**
Adjusted To

Net Return **5.54%**

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 £79,000.



£79,000

2 bedroom apartment for sale

+ Add to report

195 Alexandra Road, Ashington, Northumberland, NE63 9LA

NO LONGER ADVERTISED

Marketed from 11 Aug 2022 to 16 Aug 2022 (4 days) by Online Property Auctions England Ltd, London



£75,000

2 bedroom property for sale

+ Add to report

Hawthorn Road, Ashington, Northumberland, NE63 9AU

NO LONGER ADVERTISED

Marketed from 13 May 2025 to 14 May 2025 by Pattinson Estate Agents, Ashington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

2 bedroom flat

Alexandra Road, Ashington, Northumberland, NE63 9EF

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 5 Nov 2024 (47 days) by Pattinson Estate Agents, Ashington

+ Add to report



£500 pcm

2 bedroom ground floor flat

Sycamore Street, Ashington, Northumberland, NE63 0BQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2024 to 17 Feb 2025 (86 days) by Pattinson Estate Agents, Ashington

+ 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: **Yes**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for 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.



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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.



LETPROPERTY