

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Hawthorn Road, Ashington, NE63

222302218











#### **Property Description**

Our latest listing is in Hawthorn Road, Ashington, NE63

Get instant cash flow of £450 per calendar month with a 7.4% Gross Yield for investors.

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



**Commercial Unit** 

**Bathroom Facility** 

**Easy Access to Local Amenities** 

**Well Maintained Property** 

Factor Fees: £0

**Ground Rent: Freehold** 

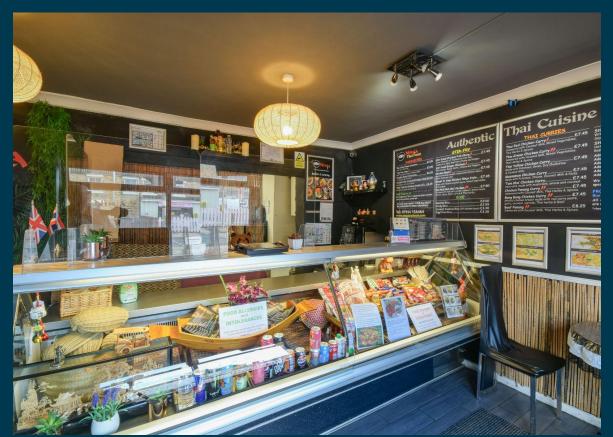
Lease Length: Freehold

**Current Rent: £450** 

222302218

## **Shop**









### Kitchen









### **Bathroom**





### **Exterior**







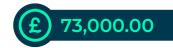
#### **Initial Outlay**





Figures based on assumed purchase price of £73,000.00 and borrowing of £54,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£18,250.00** 

SDLT Charge £3,650

Legal Fees £1,000.00

Total Investment £22,900.00

#### **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 £450 per calendar month.

Returns Based on Rental Income	£450
Mortgage Payments on £54,750.00 @ 5%	£228.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£45.00
Total Monthly Costs	£288.13
Monthly Net Income	£161.88
Annual Net Income	£1,942.50
Net Return	8.48%

#### Return Stress Test Analysis Report





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

Annual Net Income

£1,042.50

Adjusted To

Net Return

4.55%

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

Annual Net Income

£847.50

Adjusted To

Net Return

3.70%

#### 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.



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

£79,000



+ 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

£75,000

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Hawthorn Road, Ashington, NE63



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.