

LET PROPERTY PACK

INVESTMENT INFORMATION

Grosvenor Road,
Newcastle Upon Tyne, NE2

211632985

 www.letproperty.co.uk





Property Description

Our latest listing is in Grosvenor Road, Newcastle Upon Tyne, NE2

Get instant cash flow of **£1,125** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,700** which would provide the investor a Gross Yield of **9.9%** 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...



Grosvenor Road,
Newcastle Upon Tyne,
NE2

211632985



Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £200.00 PM

Lease Length: 105 years

Current Rent: £1,125

Market Rent: £1,700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

Projected Investment Return



The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

£ 1,700



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



Returns Based on Rental Income	£1,125	£1,700
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£200.00	
Letting Fees	£112.50	£170.00
Total Monthly Costs	£974.38	£1,031.88
Monthly Net Income	£150.63	£668.13
Annual Net Income	£1,807.50	£8,017.50
Net Return	2.79%	12.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,617.50**
Adjusted To

Net Return **7.13%**

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

Annual Net Income **£7,312.50**
Adjusted To

Net Return **11.30%**

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 £190,000.



£190,000

2 bedroom flat for sale

44, Grosvenor Road, Jesmond

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2021 to 24 Sep 2021 (202 days) by Jack Harrison Estates, Newcastle Upon Tyne

+ Add to report



£180,000

2 bedroom flat for sale

Grosvenor Road, Jesmond, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 26 Jun 2024 by Rook Matthews Sayer, Jesmond

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,733 based on the analysis carried out by our letting team at **Let Property Management**.



£1,733 pcm

2 bedroom ground floor flat

Gowan Terrace, Newcastle Upon Tyne, NE2

CURRENTLY ADVERTISED

Marketed from 11 Oct 2022 by Parklets, Newcastle

+ Add to report



£1,690 pcm

2 bedroom ground floor flat

Osborne Road, Newcastle Upon Tyne, Tyne and Wear, NE2 2TA

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Apr 2025 to 25 Jul 2025 (88 days) by Greetham Gilbert, Jesmond

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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.



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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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