

LET PROPERTY PACK

INVESTMENT INFORMATION

Lesbury Street, Newcastle
Upon Tyne, NE15

221852155

 www.letproperty.co.uk





Property Description

Our latest listing is in Lesbury Street, Newcastle Upon Tyne, NE15

Get instant cash flow of **£550** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£732** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Lesbury Street, Newcastle
Upon Tyne, NE15

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £732

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 732

Returns Based on Rental Income	£550	£732
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£73.20
Total Monthly Costs	£348.13	£366.33
Monthly Net Income	£201.88	£365.68
Annual Net Income	£2,422.50	£4,388.10
Net Return	8.75%	15.84%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,924.10**
Adjusted To

Net Return **10.56%**

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

Annual Net Income **£3,053.10**
Adjusted To

Net Return **11.02%**

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 £90,000.



£90,000

2 bedroom end of terrace house for sale

Wellington Street, Lemington, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jul 2023 to 30 Oct 2023 (119 days) by Northwood, Newcastle



£90,000

2 bedroom terraced house for sale

Ingoe Street, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Nov 2022 to 1 Mar 2023 (92 days) by Strike, Tyne, Tees & Border

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom terraced house

Ingoe Street, Newcastle upon Tyne, NE15

CURRENTLY ADVERTISED

Marketed from 30 Sep 2025 by Newcastle Lettings, Newcastle



£825 pcm

2 bedroom terraced house

Woodburn Street, Lemington

CURRENTLY ADVERTISED

Marketed from 20 Oct 2025 by Rook Matthews Sayer, West Denton

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: **1 year+**



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.



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