

LET PROPERTY PACK

INVESTMENT INFORMATION

Melbourne Street,
Newcastle Upon Tyne, NE1

222344548

 www.letproperty.co.uk





Property Description

Our latest listing is in Melbourne Street, Newcastle Upon Tyne, NE1

Get instant cash flow of **£1,400** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,690** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Melbourne Street,
Newcastle Upon Tyne,
NE1

222344548



Property Key Features

3 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £200.00 PM

Ground Rent: £16.70 PM

Lease Length: 103 years

Current Rent: £1,400

Market Rent: £1,690

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit	£56,000.00
SDLT Charge	£13,180
Legal Fees	£1,000.00
Total Investment	£70,180.00

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 £1,400 per calendar month but the potential market rent is

£ 1,690

Returns Based on Rental Income	£1,400	£1,690
Mortgage Payments on £168,000.00 @ 5%	£700.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£16.70	
Letting Fees	£140.00	£169.00
Total Monthly Costs	£1,071.70	£1,100.70
Monthly Net Income	£328.30	£589.30
Annual Net Income	£3,939.60	£7,071.60
Net Return	5.61%	10.08%

Return Stress Test Analysis Report



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

Annual Net Income **£3,691.60**
Adjusted To

Net Return **5.26%**

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

Annual Net Income **£3,912.00**
Adjusted To

Net Return **5.57%**

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 £200,000.



£200,000

3 bedroom flat for sale

+ Add to report

Pandongate House, Newcastle upon Tyne, Tyne and Wear, NE1

CURRENTLY ADVERTISED

Marketed from 17 Jun 2025 by Bridgfords, Newcastle upon Tyne



£200,000

3 bedroom apartment for sale

+ Add to report

Pandongate House, City Road, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 22 Jul 2025 by Bricks & Mortar, Newcastle Upon Tyne

Offer Over £200,000 | Three Spacious Bedrooms | Split over 3 Floors | Bright and open plan living

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,690 based on the analysis carried out by our letting team at **Let Property Management**.



£1,690 pcm

3 bedroom flat

Melbourne Street, Newcastle upon Tyne

CURRENTLY ADVERTISED

Marketed from 24 Oct 2025 by Exchange Residential Ltd, Newcastle Upon Tyne

Student or professional | Close to City Centre | Close to Northumbria University | Close to Mano...

+ Add to report



£1,690 pcm

3 bedroom flat

Melbourne Street, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 24 Oct 2025 by Exchange Residential Ltd, Newcastle Upon Tyne

+ 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 in within 2 years**



Payment history: **On time for the 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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