

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Terrace,
Bedlington, NE22 5QE

222487017

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Terrace, Bedlington, NE22 5QE

Get instant cash flow of **£450** per calendar month with a **7.94%** Gross Yield for investors.

This property has a potential to rent for **£591** which would provide the investor a Gross Yield of **10.43%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Victoria Terrace,
Bedlington, NE22 5QE

222487017



Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 965 years

Current Rent: £450

Market Rent: £591

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £450 per calendar month but the potential market rent is

£ 591

Returns Based on Rental Income	£450	£591
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£45.00	£59.10
Total Monthly Costs	£303.75	£317.85
Monthly Net Income	£146.25	£273.15
Annual Net Income	£1,755.00	£3,277.80
Net Return	7.19%	13.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,095.80**
Adjusted To

Net Return **8.59%**

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

Annual Net Income **£2,107.80**
Adjusted To

Net Return **8.64%**

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 £85,000.



£85,000

1 bedroom flat for sale

+ Add to report

Meadow Rise, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2024 to 23 Dec 2024 (90 days) by Andrew Craig, Gosforth

Immaculate Ground Floor Flat | Ideal For Investors/First Time Buyers | Good Access to Transport ...



£82,500

1 bedroom flat for sale

+ Add to report

Adderstone Crescent, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 11 Jun 2025 to 13 Oct 2025 (123 days) by Rook Matthews Sayer, Jesmond

Over 55's development | Leasehold - 125 year less 10 days from 2nd August 1985 | No upper chain |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

Victoria Mews, Whitley Bay, Tyne and Wear, NE26

NO LONGER ADVERTISED

Marketed from 12 Nov 2024 to 6 Jan 2025 (54 days) by YOUR MOVE Chris Stonock Lettings, Whitley Bay

Ground floor modern one bedroom apartment | Spacious lounge and kitchen | Central town location p...



£625 pcm

1 bedroom apartment

+ Add to report

Norham Road, Whitley Bay

NO LONGER ADVERTISED

Marketed from 6 Jun 2025 to 12 Jun 2025 (5 days) by Embleys Estate Agents, Whitley Bay

ONE BEDROOM GROUND FLOOR FLAT | UNFURNISHED | GOOD SIZED LOUNGE | MODERN KITCHEN | UTILITY SPACE ...

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.



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