

LET PROPERTY PACK

INVESTMENT INFORMATION

Elswick Road, Newcastle
Upon Tyne, NE4

221809165

 www.letproperty.co.uk





Property Description

Our latest listing is in Elswick Road, Newcastle Upon Tyne, NE4

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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...



Elswick Road, Newcastle
Upon Tyne, NE4

221809165



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 130 years

Current Rent: £700

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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 £700 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£553.75	£583.75
Monthly Net Income	£146.25	£416.25
Annual Net Income	£1,755.00	£4,995.00
Net Return	3.77%	10.74%

Return Stress Test Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **6.44%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.90%**

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 £160,000.



£160,000

2 bedroom apartment for sale

+ Add to report

The Vicarage, Spring Garden Lane, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 May 2024 to 20 Jan 2025 (262 days) by Bricks & Mortar, Newcastle Upon Tyne

No Onward Chain | Ideal Investment Property | Would Suit First Time Buyers | Top Floor Apartment



£145,000

2 bedroom flat for sale

+ Add to report

Armstrong Road, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED

Marketed from 19 May 2025 to 19 May 2025 by YOUR MOVE Chris Stonock, West Denton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

+ Add to report

Dunholme Road, Grainger Park, Newcastle upon Tyne, NE4

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2025 to 3 Sep 2025 (76 days) by Northwood, Newcastle

Two Bedroom Flat | Ground Floor | Large Living/dining area | Spacious Kitchen | Lean to/ garden



£800 pcm

2 bedroom apartment

+ Add to report

St Michaels Close, Newcastle Upon Tyne, NE4

NO LONGER ADVERTISED

Marketed from 20 Jul 2025 to 31 Jul 2025 (11 days) by Living Spaces, Newcastle Upon Tyne

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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