

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Welbeck Road, Newcastle Upon Tyne, NE6

222169711











### **Property Description**

Our latest listing is in Welbeck Road, Newcastle Upon Tyne, NE6

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 9.6% 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...







Welbeck Road, Newcastle Upon Tyne, NE6



1 bedroom

1 bathroom

**Spacious Rooms** 

**Good condition** 

Factor Fees: £17.00 pm

Ground Rent: £0.80 pm

Lease Length: 101 years

Market Rent: £550

22216971

# Lounge







## Kitchen







## **Bedrooms**







## Bathroom







## **Exterior**





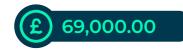
## **Initial Outlay**





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£17,250.00** 

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

#### **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 £0 per calendar month but the potential market rent is



Returns Based on Rental Income	£550
Mortgage Payments on £51,750.00 @ 5%	£215.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£17.00
Ground Rent	£0.80
Letting Fees	£55.00
Total Monthly Costs	£303.43
Monthly Net Income	£246.58
Annual Net Income	£2,958.90
Net Return	13.64%

## Return Stress Test Analysis Report





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

£1,858.90

Annual Net Income

Adjusted To

**Net Return** 

8.57%

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

Annual Net Income

£1,933.50

Adjusted To

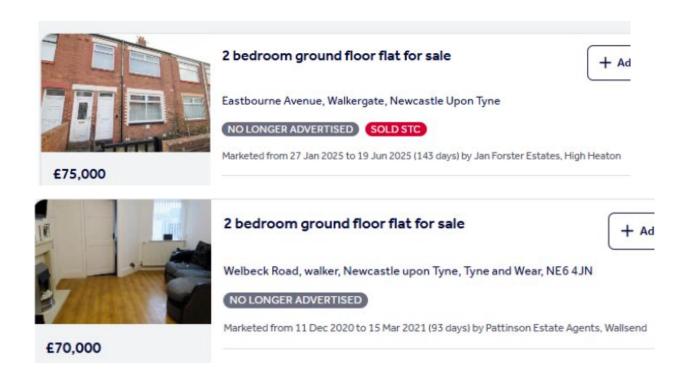
Net Return

8.91%

### 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 £75,000.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



#### 1 bedroom flat

+ Add

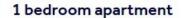
St. Anthonys Road, Newcastle Upon Tyne, NE6

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2025 to 29 Oct 2025 (20 days) by Holbrook & Co, Newcastle Upon Tyne







Grasmere Avenue, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2QU

CURRENTLY ADVERTISED

Marketed from 2 Jun 2025 by Pattinson Estate Agents, Heaton



£693 pcm

#### **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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985** 



Welbeck Road, Newcastle Upon Tyne, NE6



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.