

LET PROPERTY PACK

INVESTMENT INFORMATION

Welbeck Road, Newcastle
Upon Tyne, NE6

222169711

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 69,000.00

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

£ 550

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

Annual Net Income **£1,858.90**
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.



£75,000

2 bedroom ground floor flat for sale

+ Ad

Eastbourne Avenue, Walkergate, Newcastle Upon Tyne

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Jan 2025 to 19 Jun 2025 (143 days) by Jan Forster Estates, High Heaton



£70,000

2 bedroom ground floor flat for sale

+ Ad

Welbeck Road, walker, Newcastle upon Tyne, Tyne and Wear, NE6 4JN

NO LONGER ADVERTISED

Marketed from 11 Dec 2020 to 15 Mar 2021 (93 days) by Pattinson Estate Agents, Wallsend

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**.



£695 pcm

1 bedroom flat

+ Add

St. Anthony's 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



£693 pcm

1 bedroom apartment

+ Add

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

CURRENTLY ADVERTISED

Marketed from 2 Jun 2025 by Pattinson Estate Agents, Heaton

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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