

LET PROPERTY PACK

INVESTMENT INFORMATION

Cambo Green, Newcastle
Upon Tyne, NE5

222729167

 www.letproperty.co.uk





Property Description

Our latest listing is in Cambo Green, Newcastle Upon Tyne, NE5

Get instant cash flow of **£700** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** 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...



Cambo Green, Newcastle
Upon Tyne, NE5

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Property Key Features

3 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

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

£ 1,150

Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£115.00
Total Monthly Costs	£625.63	£670.63
Monthly Net Income	£74.38	£479.38
Annual Net Income	£892.50	£5,752.50
Net Return	1.66%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £169,995.



£169,995

3 bedroom end of terrace house for sale

+ Add to report

Blackthorn Close, Blakelaw, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2023 to 26 Jan 2024 (84 days) by Rook Matthews Sayer, Fenham

Modern end terraced house | Master bedroom with en suite shower room | Two further bedrooms | Gro...



£159,995

2 bedroom terraced house for sale

+ Add to report

Magnolia Drive, Blakelaw

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 13 Aug 2024 (1 days) by Andrew Craig, Gosforth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,130 based on the analysis carried out by our letting team at **Let Property Management**.



£1,130 pcm

3 bedroom terraced house

+ Add to report

Rowan Way, Newcastle Upon Tyne, NE5 3QZ

NO LONGER ADVERTISED

Marketed from 8 Apr 2025 to 21 May 2025 (42 days) by Everbest Properties, Newcastle

3 Bedrooms terraced house | Spacious living room | Modern Kitchen | Downstairs WC | Family Bathro...



£1,130 pcm

3 bedroom terraced house

+ Add to report

Rowan Way, Newcastle Upon Tyne, NE5

NO LONGER ADVERTISED

Marketed from 25 Feb 2025 to 15 May 2025 (78 days) by OpenRent, London

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: **13+ years**



Standard Tenancy Agreement In Place: **Yes**



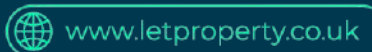
Payment history: **On time for length of tenancy**



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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