

LET PROPERTY PACK

INVESTMENT INFORMATION

Prince Street, Chopwell,
Newcastle Upon Tyne,
NE17

222506692

 www.letproperty.co.uk





Property Description

Our latest listing is in Prince Street, Chopwell, Newcastle Upon Tyne, NE17

Get instant cash flow of **£450** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.5%** 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...



Prince Street, Chopwell,
Newcastle Upon Tyne,
NE17

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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit £21,500.00

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00

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

£ 750

Returns Based on Rental Income	£450	£750
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£75.00
Total Monthly Costs	£328.75	£358.75
Monthly Net Income	£121.25	£391.25
Annual Net Income	£1,455.00	£4,695.00
Net Return	5.43%	17.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,195.00**
Adjusted To

Net Return **11.92%**

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

Annual Net Income **£3,405.00**
Adjusted To

Net Return **12.71%**

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 £90,000.



£90,000

3 bedroom terraced house for sale

+ Add to report

Trent Street, Chopwell, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 to 13 Aug 2025 (160 days) by Jan Mitchell Properties, Covering North East

Mid Terraced Home | Three Bedrooms | Two Reception Rooms | Modern Shower Room | Private Yard | We...



£90,000

4 bedroom property for sale

+ Add to rep

Derwent Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7AA

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 May 2025 to 15 Aug 2025 (90 days) by Pattinson Estate Agents, Whickham

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

2 bedroom terraced house

+ Add to report

Tees Street, Chopwell, Newcastle Upon Tyne, NE17

NO LONGER ADVERTISED

Marketed from 6 Jan 2025 to 9 Feb 2025 (34 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2341365



£650 pcm

2 bedroom terraced house

+ Add to report

Mersey Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2025 to 25 Sep 2025 (64 days) by Pattinson Estate Agents, Consett

Two bedroom mid terrace property | Refurbished throughout | Gas Central Heating & Double Glazed |

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: **10+ years**



Standard Tenancy Agreement In Place: **Yes**



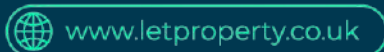
Payment history: **On time for length of tenancy**



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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