

LET PROPERTY PACK

INVESTMENT INFORMATION

Vine Street, South Shields,
NE33

220608642

 www.letproperty.co.uk





Property Description

Our latest listing is in Vine Street, South Shields, NE33

This property has a potential to rent for **£606** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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NE33

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Property Key Features

2 bedroom

1 bathroom

Spacious Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: £1.70 pm

Lease Length: 61 years

Market Rent: £606

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

£ 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.



Returns Based on Rental Income	£606
Mortgage Payments on £51,750.00 @ 5%	£215.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£1.70
Letting Fees	£60.60
Total Monthly Costs	£292.93
Monthly Net Income	£313.08
Annual Net Income	£3,756.90
Net Return	17.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,544.90**
Adjusted To

Net Return **11.73%**

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

Annual Net Income **£2,742.30**
Adjusted To

Net Return **12.64%**

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 £85,000.



£85,000

2 bedroom terraced house for sale

+ Add to report

Vine Street, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2024 to 14 Aug 2025 (347 days) by Carousel Estate Agents, Gateshead



£79,000

2 bedroom terraced house for sale

+ Add to report

Afton Court, South Shields, Tyne and Wear, NE34

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2025 to 20 May 2025 (73 days) by Chase Holmes, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

Vine Street, South Shields, NE33

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 6 Jun 2025 (57 days) by Northwood, Benton

+ Add to report



£595 pcm

2 bedroom flat

Vine Street, South Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2024 to 24 Sep 2024 (25 days) by Wright Residential, Newcastle-Upon-Tyne

+ Add to report

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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