

LET PROPERTY PACK

INVESTMENT INFORMATION

Dukesfield, Shiremoor,
Newcastle Upon Tyne,
NE27

222936370

 www.letproperty.co.uk





Property Description

Our latest listing is in Dukesfield, Shiremoor, Newcastle Upon Tyne, NE27

Get instant cash flow of **£800** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.1%** 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...



Dukesfield, Shiremoor,
Newcastle Upon Tyne,
NE27

222936370



Property Key Features

2 bedrooms

1 bathroom

Spacious rooms

Good condition

Factor Fees: £121.00 pm

Ground Rent: £12.50 pm

Lease Length: 107 years

Current Rent: £800

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,300
Legal Fees	£1,000.00
Total Investment	£43,300.00

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 £800 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£800	£950
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.00	
Ground Rent	£12.50	
Letting Fees	£80.00	£95.00
Total Monthly Costs	£666.00	£681.00
Monthly Net Income	£134.00	£269.00
Annual Net Income	£1,608.00	£3,228.00
Net Return	3.71%	7.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,328.00**
Adjusted To

Net Return **3.07%**

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

Annual Net Income **£1,278.00**
Adjusted To

Net Return **2.95%**

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 £125,000.



£125,000

2 bedroom apartment for sale

Dukesfield, Earsdon View

CURRENTLY ADVERTISED

Marketed from 3 Jul 2025 by Brannen & Partners, Tynemouth



£124,950

2 bedroom flat for sale

Dukesfield, Earsdon View

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 5 Oct 2022 to 17 Feb 2023 (134 days) by Signature, Whitley Bay

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom ground floor flat



The Links, Whitley Bay

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Aug 2025 to 3 Oct 2025 (36 days) by Jan Forster Estates, Tynemouth



[View details](#)

£850 pcm

2 bedroom ground floor flat



Orchid Mews, Monkseaton

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Aug 2025 to 4 Sep 2025 (30 days) by Bridgfords Lettings, Tynemouth

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: **3 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.



www.letproperty.co.uk

Dukesfield, Shiremoor, Newcastle Upon Tyne, NE27

222936370

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.



LETPROPERTY