

LET PROPERTY PACK

INVESTMENT INFORMATION

Benton Road, Newcastle
Upon Tyne, NE7

222933735

 www.letproperty.co.uk





Property Description

Our latest listing is in Benton Road, Newcastle Upon Tyne, NE7

Get instant cash flow of **£825** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£884** which would provide the investor a Gross Yield of **6.8%** 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...



Benton Road, Newcastle
Upon Tyne, NE7

222933735



Property Key Features

2 bedroom

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 140 years

Current Rent: £825

Market Rent: £884

Lounge



Kitchen



Bedrooms

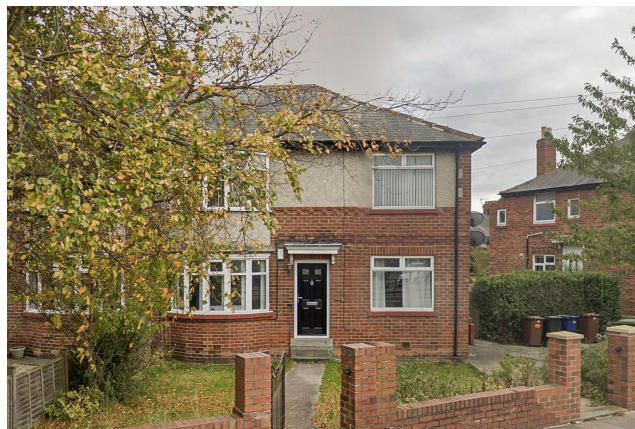


Bathroom



Exterior





Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit	£39,250.00
SDLT Charge	£8,490
Legal Fees	£1,000.00
Total Investment	£48,740.00

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 £825 per calendar month but the potential market rent is

£ 884

Returns Based on Rental Income	£825	£884
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£82.50	£88.40
Total Monthly Costs	£588.13	£594.03
Monthly Net Income	£236.88	£289.98
Annual Net Income	£2,842.50	£3,479.70
Net Return	5.83%	7.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,711.70**
Adjusted To

Net Return **3.51%**

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

Annual Net Income **£1,124.70**
Adjusted To

Net Return **2.31%**

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 £160,000.



£160,000

2 bedroom flat for sale

+ Add to report

Wych Elm Crescent, High Heaton

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Feb 2025 to 1 May 2025 (71 days) by Jack Harrison Estates, Newcastle Upon Tyne



£160,000

2 bedroom flat for sale

+ Add to report

Cornel Road, High Heaton

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Apr 2024 to 12 Jul 2024 (91 days) by Jack Harrison Estates, Newcastle Upon Tyne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

Benton Road, High Heaton, NE7

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2025 to 11 Jul 2025 (43 days) by Brunton Residential, Jesmond

+ Add to report



£835 pcm

2 bedroom flat

Benton Road, Newcastle Upon Tyne, NE7

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Apr 2025 to 29 Apr 2025 (4 days) by Caseley Properties, Newcastle

+ 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: **Yes**



Current term of tenancy: **5 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

Benton Road, Newcastle Upon Tyne, NE7

222933735

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