

# LET PROPERTY PACK

## INVESTMENT INFORMATION

City Road, Newcastle Upon  
Tyne, NE1

219244566

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in City Road, Newcastle Upon Tyne, NE1

This property has a potential to rent for **£1,021** which would provide the investor a Gross Yield of **6.2%** 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...**



City Road, Newcastle  
Upon Tyne, NE1

219244566



## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 82 years

Market Rent: £1,021



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £199,000.00 and borrowing of £149,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 199,000.00

25% Deposit	£49,750.00
SDLT Charge	£11,430
Legal Fees	£1,000.00
Total Investment	£62,180.00



# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,021
Mortgage Payments on £149,250.00 @ 5%	£621.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£102.10
Total Monthly Costs	£738.98
Monthly Net Income	£282.03
Annual Net Income	£3,384.30
Net Return	5.44%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,342.30**  
Adjusted To

Net Return                      **2.16%**

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

Annual Net Income      **£399.30**  
Adjusted To

Net Return                      **0.64%**

# 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 £170,000.



£170,000

## 2 bedroom apartment for sale

126 Quayside, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 31 Jul 2025 by Moovd, Durham

+ Add to report



£170,000

## 2 bedroom apartment for sale

Quayside, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 20 Aug 2025 (75 days) by Pure, Manchester

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

## 2 bedroom apartment

City Road, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 12 Aug 2024 (139 days) by Signature, Whitley Bay

+ Add to report



£1,300 pcm

## 2 bedroom apartment

Lime Square, Newcastle upon Tyne, NE1

NO LONGER ADVERTISED

Marketed from 6 Oct 2025 to 5 Nov 2025 (30 days) by Bridgfords Lettings, 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.



**LETPROPERTY**