

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lime Square City Road,  
Newcastle Upon Tyne, NE1

219244566

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





## Property Description

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

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.5%** 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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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Maintained Property**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 82 years**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £169,000.00 and borrowing of £126,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 169,000.00

25% Deposit	£42,250.00
SDLT Charge	£9,330
Legal Fees	£1,000.00
Total Investment	£52,580.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,200
Mortgage Payments on £126,750.00 @ 5%	£528.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£120.00
Total Monthly Costs	£663.13
Monthly Net Income	£536.88
Annual Net Income	£6,442.50
Net Return	12.25%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,042.50**  
Adjusted To

Net Return                      **7.69%**

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

Annual Net Income      **£3,907.50**  
Adjusted To

Net Return                      **7.43%**

# 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.



## 2 bedroom apartment for sale

+ Add to report

126 Quayside, Newcastle Upon Tyne

**CURRENTLY ADVERTISED**

Marketed from 31 Jul 2025 by Moovd, Durham



## 2 bedroom apartment for sale

+ Add to report

Quayside, Newcastle Upon Tyne, NE1

**NO LONGER ADVERTISED**

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



# 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



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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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