

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Baxter Place, Whitley Bay,  
NE25

220984374

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





## Property Description

Our latest listing is in Baxter Place, Whitley Bay, NE25

This property has a potential to rent for **£637** 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...



Baxter Place, Whitley Bay,  
NE25

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Kitchen**

**Well Maintained Property**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £637**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £113,000.00 and borrowing of £84,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 113,000.00

25% Deposit	£28,250.00
SDLT Charge	£5,650
Legal Fees	£1,000.00
Total Investment	£34,900.00



# Projected Investment Return



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



Returns Based on Rental Income	£637
Mortgage Payments on £84,750.00 @ 5%	£353.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£63.70
Total Monthly Costs	£431.83
Monthly Net Income	£205.18
Annual Net Income	£2,462.10
Net Return	7.05%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,188.10**  
Adjusted To

Net Return                      **3.40%**

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

Annual Net Income      **£767.10**  
Adjusted To

Net Return                      **2.20%**

# 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 £134,950.



£134,950

## 2 bedroom terraced house for sale

Baxter Place, Seaton Delaval

NO LONGER ADVERTISED

Marketed from 10 Oct 2023 to 11 Oct 2023 by M L Estates Ltd, Seaton Delaval

+ Add to report



£124,950

## 2 bedroom terraced house for sale

Baxter Place, Seaton Delaval

NO LONGER ADVERTISED

Marketed from 20 Jan 2022 to 4 Mar 2022 (42 days) by M L Estates Ltd, Seaton Delaval

+ Add to r

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 2 bedroom semi-detached house

+ Add to report

Park View, Seaton Delaval

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2025 to 12 Aug 2025 (32 days) by Brannen & Partners, Whitley Bay



£800 pcm

## 2 bedroom terraced house

+ Add to report

Manners Gardens, Seaton Delaval, Whitley Bay, Northumberland, NE25 0DW

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 5 Feb 2024 (32 days) by Greetham Gilbert, Jesmond





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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**