

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Baxter Place, Whitley Bay, NE25

220984374











#### **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



# **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

220984374

# Lounge





# Kitchen





# Bedrooms









# **Bathroom**





## **Exterior**









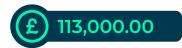
## **Initial Outlay**





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**



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.



2 bedroom terraced house for sale

+ Add to report

Baxter Place, Seaton Delaval

NO LONGER ADVERTISED

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

£134,950



2 bedroom terraced house for sale

+ Add tor

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

£124,950

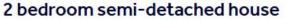
### Rent Comparables Report



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



+ 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





# Interested in this property investment?

Call us on **0141 478 0985** 



Baxter Place, Whitley Bay, NE25



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.