

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Haggerston Terrace,  
Jarrow, NE32

222831006

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





## Property Description

Our latest listing is in Haggerston Terrace, Jarrow, NE32

Get instant cash flow of **£830** per calendar month with a **6.2%** Gross Yield for investors.

**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...**



LET PROPERTY



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## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £830**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

# 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 £830 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£830</b>
Mortgage Payments on £120,750.00 @ 5%	<b>£503.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£83.00</b>
<b>Total Monthly Costs</b>	<b>£601.13</b>
<b>Monthly Net Income</b>	<b>£228.88</b>
<b>Annual Net Income</b>	<b>£2,746.50</b>
<b>Net Return</b>	<b>5.49%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£1,086.50**  
Adjusted To

Net Return **2.17%**

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

Annual Net Income **£331.50**  
Adjusted To

Net Return **0.66%**

# 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 £190,000.



£190,000

## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Hadrian Road, Jarrow

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Apr 2024 to 21 Jul 2024 (95 days) by Andrew Craig, Jarrow



£190,000

## 3 bedroom terraced house for sale

[+ Add to report](#)

Lulworth Avenue, Jarrow, NE32

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 by Conway Christie, South Tyneside

# 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**.



## 3 bedroom semi-detached house

[+ Add to report](#)

Edinburgh Road, Jarrow

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2024 to 10 Dec 2024 (35 days) by Andrew Craig, South Shields

£895 pcm



## 3 bedroom semi-detached house

[+ Add to report](#)

Taunton Avenue, Low Simonside, Jarrow, Tyne and Wear, NE32 3RT

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2024 to 22 Jan 2025 (51 days) by Pattinson Estate Agents, Jarrow

£850 pcm

# 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.



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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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