

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawthorn Road, Ashington, NE63

222302533











Property Description

Our latest listing is in Hawthorn Road, Ashington, NE63

Get instant cash flow of £496 per calendar month with a 9.4% Gross Yield for investors.

This property has a potential to rent for £521 which would provide the investor a Gross Yield of 9.9% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...





Hawthorn Road, Ashington, NE63



2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £496

Market Rent: £521

Lounge





Kitchen







Bedrooms









Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of 63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£15,750.00**

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

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 £496 per calendar month but the potential market rent is



Returns Based on Rental Income	£496	£521
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£49.60	£52.10
Total Monthly Costs	£261.48	£263.98
Monthly Net Income	£234.53	£257.03
Annual Net Income	£2,814.30	£3,084.30
Net Return	14.14 %	15.50%

Return Stress Test Analysis Report





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

Annual Net Income

£2,042.30

Adjusted To

Net Return

10.26%

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

Annual Net Income

£2,139.30

Adjusted To

Net Return

10.75%

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 £79,000.



2 bedroom apartment for sale

+ Add to report

195 Alexandra Road, Ashington, Northumberland, NE63 9LA

Hawthorn Road, Ashington, Northumberland, NE63 9AU

NO LONGER ADVERTISED

Marketed from 11 Aug 2022 to 16 Aug 2022 (4 days) by Online Property Auctions England Ltd, London

£79,000



+ Add to report



NO LONGER ADVERTISED

Marketed from 13 May 2025 to 14 May 2025 by Pattinson Estate Agents, Ashington

£75,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Alexandra Road, Ashington, Northumberland, NE63 9EF

NO LONGER ADVERTISED

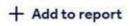
Marketed from 19 Sep 2024 to 5 Nov 2024 (47 days) by Pattinson Estate Agents, Ashington





£500 pcm

2 bedroom ground floor flat



Sycamore Street, Ashington, Northumberland, NE63 0BQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Nov 2024 to 17 Feb 2025 (86 days) by Pattinson Estate Agents, Ashington

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: 3+ 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.





Interested in this property investment?

Call us on **0141 478 0985**



Hawthorn Road, Ashington, NE63



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.