

LET PROPERTY PACK

INVESTMENT INFORMATION

Southway, Newcastle Upon
Tyne, NE15

226480057

 www.letproperty.co.uk





Property Description

Our latest listing is in Southway, Newcastle Upon Tyne, NE15

Get instant cash flow of **£900** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Southway, Newcastle
Upon Tyne, NE15

226480057



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £8.33 PM

Lease Length: 117 Years

Current Rent: £900 PM

Market Rent: £950 PM

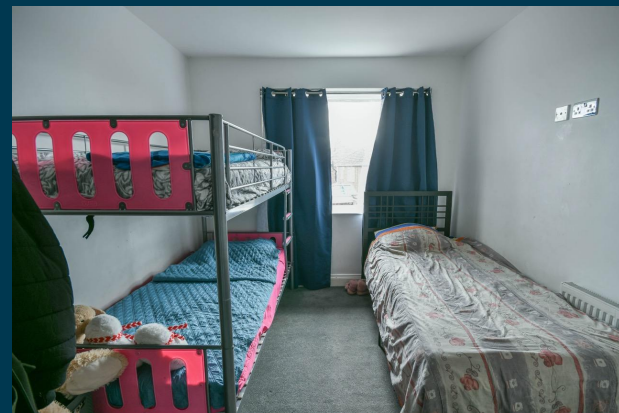
Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge **£5,750**

Legal Fees **£1,000**

Total Investment **£121,750**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 950



Returns Based on Rental Income	£900	£950
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£8.33
Letting Fees	£90.00	£95.00
Total Monthly Costs	£113.33	£118.33
Monthly Net Income	£786.67	£831.67
Annual Net Income	£9,440.04	£9,980.04
Net Return	7.75%	8.20%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£8,080**
Adjusted To

Net Return **6.64%**

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 £125,000.



£125,000

3 bedroom semi-detached house for sale



Heathwell Road, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Mar 2024 to 27 Aug 2024 (165 days) by YOUR MOVE Chris Stonock, Wes



£120,000

3 bedroom semi-detached house for sale



Hillside Avenue, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED

Marketed from 12 Feb 2025 to 16 Jun 2025 (124 days) by YOUR MOVE Chris Stonock, West Dent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom semi-detached house

+ Add to

Southway, South West Denton, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2025 to 4 Apr 2025 (87 days) by Northwood, Newcastle



£950 pcm

3 bedroom terraced house

+ Add to

Mapperley Drive, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Mar 2025 to 27 May 2025 (59 days) by Northwood, Newcastle

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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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Southway, Newcastle Upon Tyne, NE15

PROPERTY ID: 12345678

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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