

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Ingoe Street, Newcastle
Upon Tyne, NE15 8DQ

225821688





PROPERTY DESCRIPTION

Our latest listing is in Ingoe Street, Newcastle Upon Tyne, NE15 8DQ

Get instant cash flow of **£600** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Ingoe Street, Newcastle
Upon Tyne, NE15 8DQ

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £1 PM

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £850

Exterior



Initial Outlay



Figures based on assumed purchase price of £88,000.00 and borrowing of £66,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

88,000.00

25% Deposit	£22,000.00
SDLT Charge	£4,400
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

850

Returns Based on Rental Income	£600	£850
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£351.00	£376.00
Monthly Net Income	£249.00	£474.00
Annual Net Income	£2,988.00	£5,688.00
Net Return	10.91%	20.76%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,988.00**

Net Return **14.55%**

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

Annual Net Income Adjusted To **£4,368.00**

Net Return **15.94%**

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 £95,000.



£95,000

2 bedroom house for sale

+ Add to report

Ingoe Street, Lemington, Newcastle upon Tyne, NE15

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Dec 2025 by Sarah Mains Residential Sales and Lettings, Newcastle



£80,000

2 bedroom terraced house for sale

+ Add to report

Gladstone Street, Lemington

CURRENTLY ADVERTISED

Marketed from 25 Jun 2026 by Rook Matthews Sayer, West Denton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our lettings team.



£925 pcm

2 bedroom terraced house

[+ Add to report](#)

Aln Court, Lemington, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2026 to 3 Jun 2026 (62 days) by YOUR MOVE Chris Stonock Lettings, Jesmond



£900 pcm

2 bedroom terraced house

[+ Add to report](#)

Warkworth Street, Lemington

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jan 2026 to 6 Apr 2026 (86 days) by Rook Matthews Sayer, West Denton

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: **8 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Ingoe Street, Newcastle Upon Tyne, NE15
8DQ

PROPERTY ID: 225821688

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.