LET PROPERTY PACK

INVESTMENT INFORMATION

Lesbury Avenue, Stakeford,
NE62

230077486

www.letproperty.co.uk





Property Description

Our latest listing is in Lesbury Avenue, Stakeford, NE62

Get instant cash flow of **£550** per calendar month with a **10.5%** Gross Yield for investors.

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...



Lesbury Avenue,
Stakeford, NE62

230077486

Property Key Features

- 1 Bedroom
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £166.50 PM
- Ground Rent: £13.00 PM
- Lease Length: 119 Years
- Current Rent: £550

Lounge





Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge	**£2,850**
Legal Fees	**£1,000**
Total Investment	**£60,850**

Outlay figures based on assumed cash purchase of 57,000.

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month.

Returns Based on Rental Income	£550
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£166.50
Ground Rent	£13.00
Letting Fees	£50.00
Total Monthly Costs	£244.50
Monthly Net Income	£255.50
Annual Net Income	£3,066.00
Net Return	5.04%

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 Adjusted To	**£2,180**
Net Return	**3.58%**

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 £69,950.



1 bedroom flat for sale

+ Add to report

Bamburgh Drive, Pegswood, Morpeth, Northumberland, NE61 6TT

NO LONGER ADVERTISED | SOLD STC

Marketed from 14 May 2026 to 25 Sep 2026 (133 days) by Pattinson Estate Agents, Ashington

£69,950



1 bedroom flat for sale

+ Add to report

Victoria Terrace, Bedlington, NE22

NO LONGER ADVERTISED

Marketed from 5 Nov 2025 to 7 Oct 2026 (335 days) by Let Property Sales & Management, Glasgow

£65,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £711 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

Woolsington Court, Bedlington, Northumberland, NE22

CURRENTLY ADVERTISED

Marketed from 11 Feb 2025 by Sanctuary Housing, Sanctuary Housing

£711 pcm



1 bedroom flat

+ Add to report

Woolsington Court, Bedlington

CURRENTLY ADVERTISED

Marketed from 13 Jul 2026 by Sanctuary Housing, Sanctuary Housing

£698 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**
- 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.



Lesbury Avenue, Stakeford, NE62

PROPERTY ID: 230077486

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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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