

LET PROPERTY PACK

INVESTMENT INFORMATION

Pilgrim Street, Newcastle
upon Tyne, NE1

226696682

 www.letproperty.co.uk





Property Description

Our latest listing is in Pilgrim Street, Newcastle upon Tyne, NE1

Get instant cash flow of **£1,125** per calendar month with a **11.7%** Gross Yield for investors.

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...



Pilgrim Street, Newcastle
upon Tyne, NE1

226696682



Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Fully-Fitted Kitchen

Factor Fees: £150.00 PM

Ground Rent: £100.00 PM

Lease Length: 101 years

Current Rent: £1,125

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £1,125 per calendar month.



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



Returns Based on Rental Income	£1,125
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£150.00
Ground Rent	£100.00
Letting Fees	£112.50
Total Monthly Costs	£736.88
Monthly Net Income	£388.13
Annual Net Income	£4,657.50
Net Return	13.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,407.50**
Adjusted To

Net Return **6.78%**

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

Annual Net Income **£4,132.50**
Adjusted To

Net Return **11.64%**

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 £160,000.



£160,000

1 bedroom apartment for sale

+ Add to report

Grey Street, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

Marketed from 5 Jul 2025 to 20 Oct 2025 (107 days) by Living Spaces, Newcastle Upon Tyne



£155,000

1 bedroom apartment for sale

+ Add to report

Queen Street, Newcastle, NE1

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 4 Mar 2026 (140 days) by Bradley Hall, Gosforth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom apartment

Grey Street, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Apr 2006 to 17 Mar 2025 (6912 days) by Property Circle, Newcastle-Upon-Tyne

+ Add to report



£1,150 pcm

1 bedroom apartment

Northumberland Street, City Centre, NE1

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 14 Jan 2025 (75 days) by Brunton Residential, Jesmond

+ Add to report

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.



Interested in this
property investment?

Call us on
0141 478 0985

Pilgrim Street, Newcastle upon Tyne, NE1

226696682



www.letproperty.co.uk

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.



LETPROPERTY