LET PROPERTY PACK

INVESTMENT INFORMATION

Warkworth Street,
Lemington, Newcastle
Upon Tyne, NE15

225413875

www.letproperty.co.uk





Property Description

Our latest listing is in Warkworth Street, Lemington, Newcastle Upon Tyne, NE15

Get instant cash flow of **£600.00** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **9.3%** 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...



Warkworth Street,
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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600.00 PM

Market Rent: £850.00 PM

Lounge







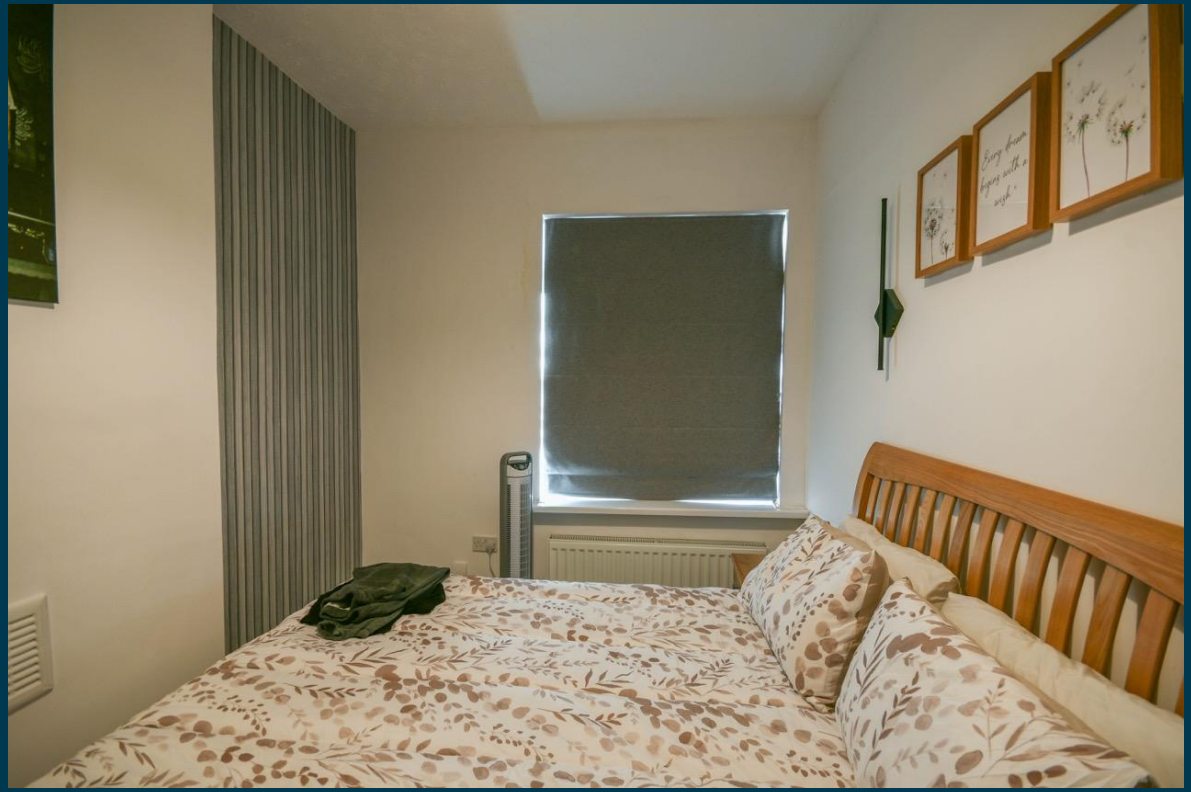
Kitchen







Bedrooms







Bathroom







Exterior





Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge	**£5,500**
Legal Fees	**£1,000**
Total Investment	**£116,500**

Outlay figures based on assumed cash purchase of 110,000.

Projected Investment Return



The monthly rent of this property is currently set at £600.00 per calendar month but the potential market rent is £850.00

Returns Based on Rental Income	£600.00	£850.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£85.00
Total Monthly Costs	£75.00	£100.00
Monthly Net Income	£525.00	£750.00
Annual Net Income	£6,300.00	£9,000.00
Net Return	5.41%	7.73%

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	**£7,300**
Net Return	**6.27%**

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 £110,000.



3 bedroom terraced house for sale

+ Add to repor

Store Street, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED SOLD STC

Marketed from 17 May 2025 to 5 Mar 2026 (292 days) by Northwood, Newcastle

£110,000



3 bedroom terraced house for sale

+ Add to repor

Hulne Terrace, Newcastle upon Tyne, NE15

NO LONGER ADVERTISED

Marketed from 24 Sep 2025 to 27 Mar 2026 (184 days) by NGU HOMES, Gateshead

£105,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to rep

Union Hall Road, Lemington, Newcastle, NE15 8AB

NO LONGER ADVERTISED

Marketed from 15 Oct 2026 to 15 Oct 2026 by Bridgfords Lettings, Durham

£950 pcm



3 bedroom semi-detached house

+ Add to repo

Union Hall Road, Lemington, Newcastle, NE15 8AB

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Dec 2025 to 31 Jan 2026 (47 days) by Bridgfords Lettings, Durham

£895 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: **10 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.



www.letproperty.co.uk

Warkworth Street, Lemington, Newcastle Upon Tyne, NE15

PROPERTY ID: 225413875

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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