

LET PROPERTY PACK

INVESTMENT INFORMATION

Marshall Wallis Road,
South Shields, NE33

225447300

 www.letproperty.co.uk





Property Description

Our latest listing is in Marshall Wallis Road, South Shields, NE33

Get instant cash flow of **£475** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£633** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Kept in good condition

Ideally situated for local amenities

Factor Fees: £0.00

Ground Rent: £0.83 PM

Lease Length: 971 years

Current Rent: £475

Market Rent: £633

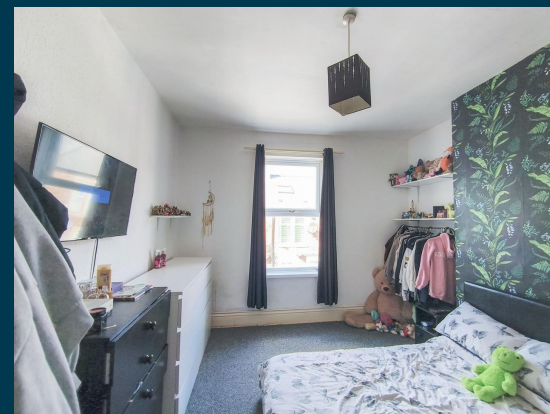
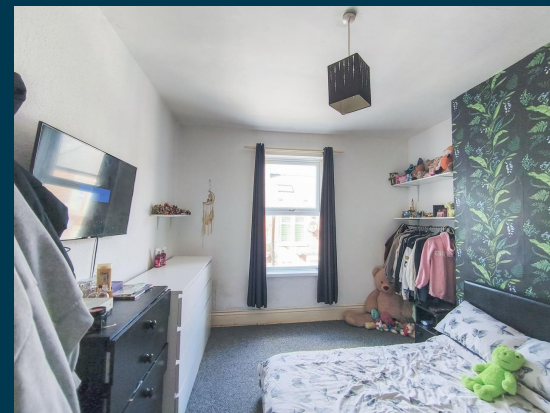
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,500.00 and borrowing of £60,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,500.00

25% Deposit	£20,125.00
SDLT Charge	£4,025
Legal Fees	£1,000.00
Total Investment	£25,150.00

Projected Investment Return



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



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 633

Returns Based on Rental Income	£475	£633
Mortgage Payments on £60,375.00 @ 5%	£251.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.83	
Letting Fees	£47.50	£63.30
Total Monthly Costs	£314.89	£330.69
Monthly Net Income	£160.11	£302.31
Annual Net Income	£1,921.29	£3,627.69
Net Return	7.64%	14.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,361.69**
Adjusted To

Net Return **9.39%**

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

Annual Net Income **£2,430.15**
Adjusted To

Net Return **9.66%**

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 £89,950.



£89,950

2 bedroom flat for sale

+ Add to report

Bewick Street, South Shields, NE33

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Jan 2026 by Chase Holmes, South Shields



£85,000

2 bedroom flat for sale

– Remove

Alice Street, Laygate, South Shields, Tyne and Wear, NE33 5PH

NO LONGER ADVERTISED

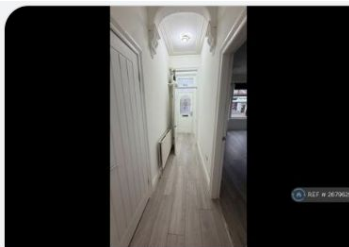
SOLD STC

Marketed from 23 Aug 2025 to 12 Dec 2025 (111 days) by Pattinson Estate Agents, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £730 based on the analysis carried out by our letting team at **Let Property Management**.



£730 pcm

2 bedroom flat

+ Add to report

Dean Road, South Shields, NE33

NO LONGER ADVERTISED

Marketed from 2 Nov 2025 to 15 Nov 2025 (12 days) by OpenRent, London



£725 pcm

2 bedroom terraced house

+ Add to report

Marshall Wallis Road, South Shields






NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 6 May 2025 (49 days) by Andrew Craig, South Shields

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: **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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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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