

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garesfield Gardens,  
Burnopfield, NE16

227108144

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Garesfield Gardens Burnopfield, NE16

Get instant cash flow of **£570** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£659** which would provide the investor a Gross Yield of **6.3%** 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...**



Garesfield Gardens  
Burnopfield, NE16

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## Property Key Features

**3 Bedroom**

**2 Bathroom**

**Spacious rooms, modern fitted kitchen**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

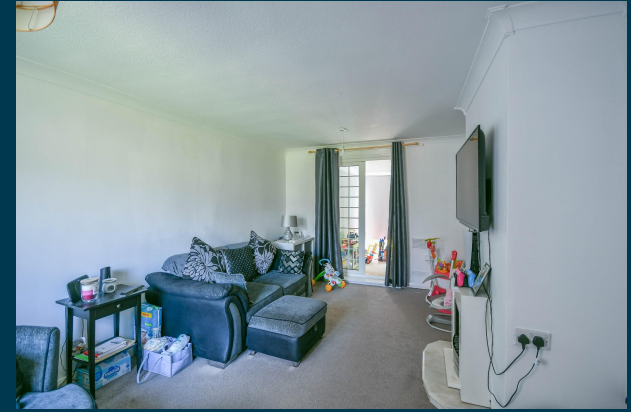
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £570**

**Market Rent: £659**

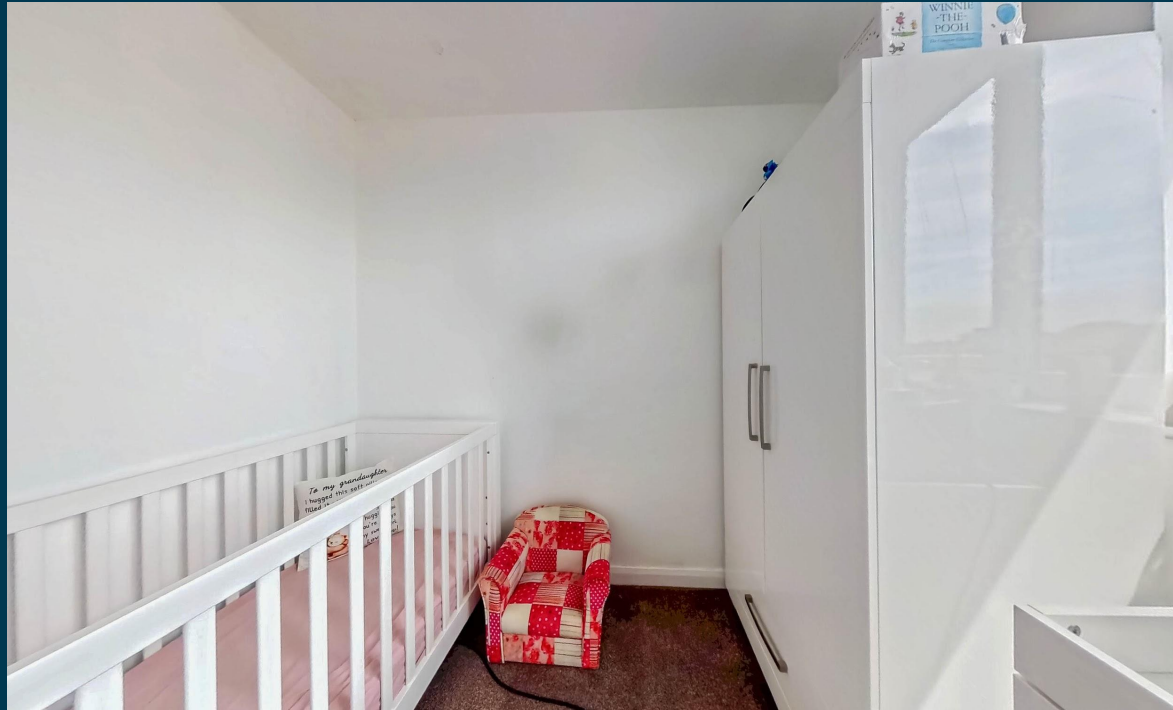
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£6,355
Legal Fees	£1,000.00
Total Investment	£38,980.00

# 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 £570 per calendar month but the potential market rent is

£ 659

Returns Based on Rental Income	£570	£659
Mortgage Payments on £94,875.00 @ 5%	£395.31	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£57.00	£65.90
<b>Total Monthly Costs</b>	<b>£467.31</b>	<b>£476.21</b>
<b>Monthly Net Income</b>	<b>£102.69</b>	<b>£182.79</b>
<b>Annual Net Income</b>	<b>£1,232.25</b>	<b>£2,193.45</b>
<b>Net Return</b>	<b>3.16%</b>	<b>5.63%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£875.45**  
Adjusted To

Net Return                      **2.25%**

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

Annual Net Income      **£295.95**  
Adjusted To

Net Return                      **0.76%**

# 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 £125,000.



£125,000

## 3 bedroom terraced house for sale

+ Add to report

Eden Avenue, Burnopfield, Newcastle Upon Tyne, NE16

NO LONGER ADVERTISED

Marketed from 7 Sep 2021 to 13 Sep 2021 (6 days) by Reeds Rains, Stanley



£124,950

## 3 bedroom terraced house for sale

+ Add to report

Briardene, Burnopfield, Newcastle Upon Tyne, NE16

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jan 2020 to 3 Jul 2020 (165 days) by YOUR MOVE Chris Stonock, Rowlands Gill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

Lumley Gardens, NE16

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2022 to 25 Apr 2024 (768 days) by WPG lettings, Newcastle Upon Tyne

+ Add to report



£675 pcm

## 2 bedroom semi-detached house

Cedar Crescent, Burnopfield, Newcastle Upon Tyne, NE16

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 7 May 2024 (21 days) by OpenRent, London

+ 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.



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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.



**LETPROPERTY**