

LET PROPERTY PACK

INVESTMENT INFORMATION

Northcote Street, South
Shields, NE33

227284522

 www.letproperty.co.uk





Property Description

Our latest listing is in Northcote Street, South Shields, NE33

Get instant cash flow of **£750** per calendar month with a **9.0%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 959 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

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 £750 per calendar month but the potential market rent is

Returns Based on Rental Income	£750
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£75.00
Total Monthly Costs	£402.50
Monthly Net Income	£347.50
Annual Net Income	£4,170.00
Net Return	13.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,670.00**
Adjusted To

Net Return **8.61%**

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

Annual Net Income **£2,670.00**
Adjusted To

Net Return **8.61%**

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.



£110,000

3 bedroom maisonette for sale

+ Add to report

Northcote Street, South Shields, NE33

NO LONGER ADVERTISED

Marketed from 18 May 2022 to 25 Oct 2022 (159 days) by Purplebricks, covering Newcastle upon Tyne



£100,000

3 bedroom flat for sale

+ Add to report

Morpeth Avenue, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2021 to 25 Oct 2021 (141 days) by Andrew Craig, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom maisonette

Mortimer Road, Mortimer, South Shields, Tyne & Wear, NE33 4TU

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2023 to 5 Aug 2023 (32 days) by Pattinson Estate Agents, South Shields

+ Add to report



£725 pcm

3 bedroom maisonette

Dean Road, South Shields, Tyne and Wear, NE33 4AY

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 30 Aug 2025 (29 days) by Pattinson Estate Agents, South Shields

+ 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.



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