

LET PROPERTY PACK

INVESTMENT INFORMATION

The Avenue, Wallsend,
NE28

227323767

 www.letproperty.co.uk





Property Description

Our latest listing is in The Avenue, Wallsend, NE28

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£764** which would provide the investor a Gross Yield of **11.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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NE28

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 103 years

Current Rent: £550

Market Rent: £764

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

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 £550 per calendar month but the potential market rent is

£ 764

Returns Based on Rental Income	£550	£764
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£76.40
Total Monthly Costs	£320.00	£341.40
Monthly Net Income	£230.00	£422.60
Annual Net Income	£2,760.00	£5,071.20
Net Return	11.04%	20.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,543.20**
Adjusted To

Net Return **14.17%**

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

Annual Net Income **£3,871.20**
Adjusted To

Net Return **15.48%**

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 £94,500.



£94,500

2 bedroom ground floor flat for sale

+ Add to r

Tiberius Close, Wallsend

NO LONGER ADVERTISED

Marketed from 21 Aug 2025 to 30 Sep 2025 (39 days) by Mike Rogerson Estate Agents, Wallsend



£89,950

2 bedroom flat for sale

Tiberius Close, Roman Court, Wallsend, NE28

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Nov 2021 to 20 Jun 2022 (223 days) by next2buy, Wallsend

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom semi-detached house

Calderdale Avenue, Newcastle upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2026 to 11 Jun 2026 (25 days) by Letsafe, Tyne and Wear



£875 pcm

2 bedroom terraced house

Glenmoor, Hebburn, Tyne and Wear, NE31 1DE

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2026 to 6 Jun 2026 (35 days) by Pattinson Estate Agents, Jarrow



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**



Current term of tenancy: **4 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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