

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Revesby Street, South  
Shields, NE33

225367121

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





## Property Description

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

Get instant cash flow of **£470** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£648** which would provide the investor a Gross Yield of **14.7%** 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...**



Revesby Street, South  
Shields, NE33

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £470**

**Market Rent: £648**

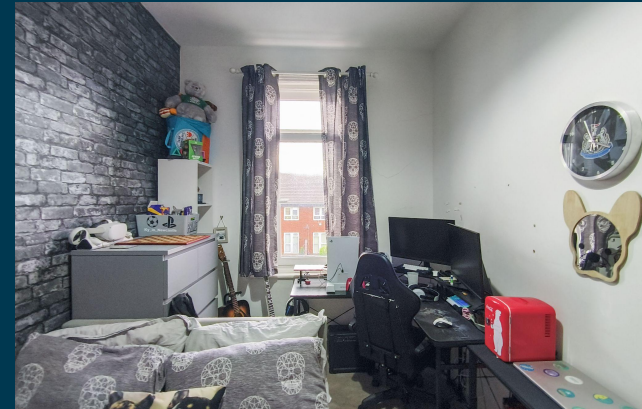
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 53,000.00

SDLT Charge	£2,650
Legal Fees	£1,000
Total Investment	£56,650

# 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 £470 per calendar month but the potential market rent is

£ 648

Returns Based on Rental Income	£470	£648
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.00	£64.80
<b>Total Monthly Costs</b>	<b>£62.00</b>	<b>£79.80</b>
<b>Monthly Net Income</b>	<b>£408.00</b>	<b>£568.20</b>
<b>Annual Net Income</b>	<b>£4,896.00</b>	<b>£6,818.40</b>
<b>Net Return</b>	<b>8.64%</b>	<b>12.04%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,522**  
Adjusted To

Net Return                      **9.75%**

# 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 £100,000.



£100,000

## 3 bedroom apartment for sale

Richmond Road, South Shields, NE34

NO LONGER ADVERTISED

Marketed from 31 Jan 2024 to 19 Mar 2024 (47 days) by Strike, Tyne, Tees & Border



£95,000

## 3 bedroom maisonette for sale

Stoddart Street, West Harton, South Shields, Tyne and Wear, NE34 0JS

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Sep 2022 to 20 Feb 2023 (161 days) by Pattinson Estate Agents, South Shields

+ Add to n

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

**3 bedroom flat**

Eglesfield Road, South Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2026 to 3 Apr 2026 (35 days) by Andrew Craig, South Shields



£695 pcm

**3 bedroom flat**

Ashley Road, South Shields

CURRENTLY ADVERTISED






LET AGREED

Marketed from 1 Apr 2026 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**
-  Current term of tenancy: **11 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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Revesby Street, South Shields, NE33

PROPERTY ID: 12345678

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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