

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lyndhurst Road,  
Ashington, NE63

224222033

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





## Property Description

Our latest listing is in Lyndhurst Road, Ashington, NE63

Get instant cash flow of **£400** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£541** which would provide the investor a Gross Yield of **7.5%** 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...



Lyndhurst Road,  
Ashington, NE63

224222033



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Conveniently located for local amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £1.25 PM**

**Lease Length: 45 years**

**Current Rent: £400 PM**

**Market Rent: £541 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 86,250

SDLT Charge **£4,313**

Legal Fees **£1,000**

Total Investment **£91,563**

# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 541

Returns Based on Rental Income	£400	£541
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.25	
Letting Fees	£40.00	£54.10
<b>Total Monthly Costs</b>	<b>£56.25</b>	<b>£70.35</b>
<b>Monthly Net Income</b>	<b>£343.75</b>	<b>£470.65</b>
<b>Annual Net Income</b>	<b>£4,125.00</b>	<b>£5,647.80</b>
<b>Net Return</b>	<b>4.51%</b>	<b>6.17%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,566**  
Adjusted To

Net Return                      **4.99%**



# 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 £95,000.



£95,000

## 2 bedroom terraced house for sale

+ Add to report

Seventh Avenue, Ashington

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Dec 2024 to 8 Jul 2025 (205 days) by Rickard Chartered Surveyors & Estate Agents, Ashington



£80,000

## 2 bedroom flat for sale

+ Add to r

Lyndhurst Road, North Seaton, Ashington, Northumberland, NE63 9SS

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 6 Jun 2024 by Pattinson Estate Agents, Ashington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

## 2 bedroom ground floor flat

+ Add to report

Avondale Gardens, North Seaton, Ashington

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2025 to 9 Oct 2025 (6 days) by Mike Rogerson Estate Agents, Ashington



£550 pcm

## 2 bedroom flat

+ Add to report

College Road, Ashington, NE63

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2025 to 1 Dec 2025 (38 days) by Lennon Properties, North East

# 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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Lyndhurst Road, Ashington, NE63

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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