

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Colston Street, Newcastle  
Upon Tyne, NE4

226813023

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





## Property Description

Our latest listing is in Colston Street, Newcastle Upon Tyne, NE4

Get instant cash flow of **£1,321.00** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£1,500.00** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Colston Street, Newcastle  
Upon Tyne, NE4

226813023



## Property Key Features

**5 Bedrooms**

**2 Bathrooms**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £1,321.00 PM**

**Market Rent: £1,500.00 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 165,000

SDLT Charge **£9,050**

Legal Fees **£1,000**

Total Investment **£175,050**

# 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 £1,321.00 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,321.00	£1,500.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£132.10	£150.00
<b>Total Monthly Costs</b>	<b>£147.10</b>	<b>£165.00</b>
<b>Monthly Net Income</b>	<b>£1,173.90</b>	<b>£1,335.00</b>
<b>Annual Net Income</b>	<b>£14,086.80</b>	<b>£16,020.00</b>
<b>Net Return</b>	<b>8.05%</b>	<b>9.15%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£13,020**  
Adjusted To

Net Return                      **7.44%**

# 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 £230,000.



£230,000

## 5 bedroom flat for sale

+ Add to repor

Severus Road, Fenham, Newcastle Upon Tyne

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Apr 2025 to 25 Jul 2025 (93 days) by Rook Matthews Sayer, Fenham



£214,950

## 5 bedroom terraced house for sale

+ Add to re

St. Cuthberts Road, Newcastle upon Tyne, Tyne and Wear, NE5

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Jan 2025 to 29 Oct 2025 (299 days) by Reeds Rains, Chapel House

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,695 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,695 pcm**

**5 bedroom semi-detached house**

+ Add to report

Stocksfield Avenue, Newcastle Upon Tyne, NE5

NO LONGER ADVERTISED

Marketed from 19 Sep 2025 to 20 Oct 2025 (31 days) by OpenRent, London



**£1,650 pcm**

**5 bedroom semi-detached house**

+ Add to report

Crossley Terrace, Newcastle Upon Tyne, NE4

NO LONGER ADVERTISED

Marketed from 1 Aug 2025 to 13 Aug 2025 (12 days) by OpenRent, London


# 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.



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

Colston Street, Newcastle Upon Tyne, NE4

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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