LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Street,
Newcastle-upon-Tyne,
NE63

229575535

www.letproperty.co.uk





Property Description

Our latest listing is in Queens Street, Newcastle-upon-Tyne, NE63

Get instant cash flow of **£0** per calendar month with a **0.0%** Gross Yield for investors.

This property has a potential to rent for **£806** which would provide the investor a Gross Yield of **19.3%** 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...



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Property Key Features

- 3 Bedroom
- 1 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Market Rent: £806

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	**£2,500**
Legal Fees	**£1,000**
Total Investment	**£53,500**

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

Projected Investment Return



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

The potential market rent is £806

Returns Based on Rental Income	**£806**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£80.60**
Total Monthly Costs	**£95.60**
Monthly Net Income	**£710.40**
Annual Net Income	**£8,524.80**
Net Return	**15.93%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,913**
Net Return	**12.92%**

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 £75,000.



£75,000

2 bedroom terraced house for sale

+ Add to report

Ariel Street, Ashington, NE63 9EZ

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Jul 2025 to 28 Oct 2025 (101 days) by Harpers Property People, Powered by eXp UK, Bedlington



£75,000

2 bedroom terraced house for sale

+ Add to report

Juliet Street, Ashington, NE63 9EA

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Nov 2024 to 27 Mar 2025 (121 days) by Harpers Property People, Powered by eXp UK, Bedlington

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £815 based on the analysis carried out by our letting team at **Let Property Management**.



£815 pcm

2 bedroom terraced house

+ Add to report

North Seaton Road, Ashington

NO LONGER ADVERTISED

Marketed from 13 Jul 2026 to 6 Aug 2026 (24 days) by Mike Rogerson Estate Agents, Ashington



£815 pcm

2 bedroom terraced house

+ Add to report

North Seaton Road, Ashington

NO LONGER ADVERTISED LET AGREED

Marketed from 15 May 2026 to 12 Jun 2026 (27 days) by Mike Rogerson Estate Agents, Ashington

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: **None**
- Standard Tenancy Agreement In Place: **None**
- Fully compliant tenancy: **Not applicable**

  Fully compliant tenancy including EICR & Gas Safety in order

- Current term of tenancy: **VACANT**
- Payment history: **Not applicable**

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

Queens Street, Newcastle-upon-Tyne, NE63

PROPERTY ID: 229575535

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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