

LET PROPERTY PACK

INVESTMENT INFORMATION

Alnwick Road, South
Shields, NE34

227909847

 www.letproperty.co.uk





Property Description

Our latest listing is in Alnwick Road, South Shields, NE34

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.4%** 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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Property Key Features

Commercial Unit

5 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,400

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £263,000.00 and borrowing of £197,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 263,000.00

25% Deposit £65,750.00

SDLT Charge £16,300

Legal Fees £1,000.00

Total Investment £83,050.00

Projected Investment Return



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



Returns Based on Rental Income	£1,400
Mortgage Payments on £197,250.00 @ 5%	£821.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£140.00
Total Monthly Costs	£976.88
Monthly Net Income	£423.13
Annual Net Income	£5,077.50
Net Return	6.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,277.50**
Adjusted To

Net Return **2.74%**

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

Annual Net Income **£1,132.50**
Adjusted To

Net Return **1.36%**

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 £394,995.



£394,995

5 bedroom detached house for sale

+ Add

Strathmore Gardens, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2025 to 27 Apr 2026 (236 days) by Browns Estate Agents, South Shields



£250,000

5 bedroom terraced house for sale

Mortimer Road, South Shields, NE33

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Feb 2025 by Conway Christie, South Tyneside

Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

5 bedroom maisonette

Eglesfield Road, South Shields, NE33

NO LONGER ADVERTISED

Marketed from 22 Apr 2026 to 5 May 2026 (13 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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