

LET PROPERTY PACK

INVESTMENT INFORMATION

Pilgrim Street, Newcastle,
NE1

227411915

 www.letproperty.co.uk





Property Description

Our latest listing is in Pilgrim Street, Newcastle, NE1

Get instant cash flow of **£1,000** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£1,128** which would provide the investor a Gross Yield of **10.8%** 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...



Pilgrim Street, Newcastle,
NE1

227411915



Property Key Features

1 bedroom

2 receptions

Spacious Rooms

Easy access to local amenities

Factor Fees: £271.00

Ground Rent: £16.66

Lease Length: 101 years

Current Rent: £1,000

Market Rent: £1,128

Lounge



Kitchen



Bedrooms



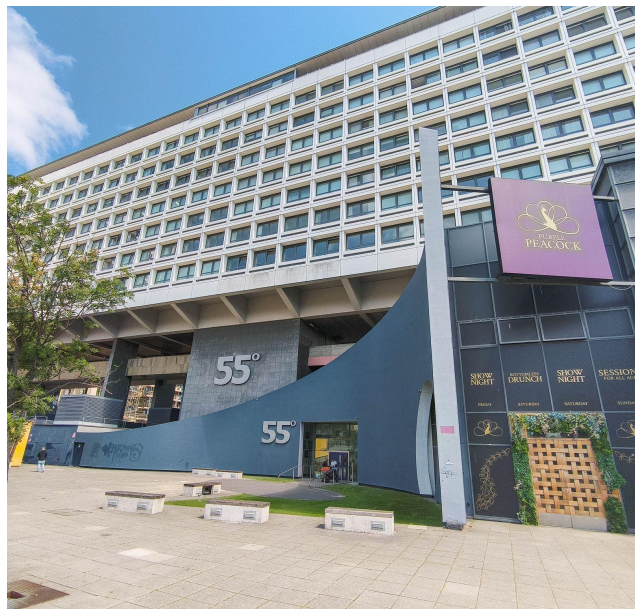
Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge £6,250

Legal Fees £1,000

Total Investment £132,250

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 £1,000 per calendar month but the potential market rent is

£ 1,128

Returns Based on Rental Income	£1,000	£1,128
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£271.00	
Ground Rent	£16.66	
Letting Fees	£100.00	£112.80
Total Monthly Costs	£402.66	£415.46
Monthly Net Income	£597.34	£712.54
Annual Net Income	£7,168.08	£8,550.48
Net Return	5.42%	6.47%

Return Stress Test Analysis Report



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

Annual Net Income **£6,294**
Adjusted To

Net Return **4.76%**

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 £130,000.



£135,000

1 bedroom apartment for sale

+ Add to report

55 Degrees North, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 May 2023 to 17 Jun 2024 (395 days) by Living Spaces, Newcastle Upon Tyne



£130,000

1 bedroom apartment for sale

+ Add to report

City Centre, Newcastle upon Tyne

NO LONGER ADVERTISED

Marketed from 5 Sep 2022 to 27 Jan 2025 (875 days) by Newcastle Lettings, Newcastle

A 1 bedroom apartment flat is available for sale.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

+ Add to report

City Centre, Newcastle upon Tyne

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 25 Jun 2024 (70 days) by Newcastle Lettings, Newcastle

One double bedroom apartment in popular 55 Degrees North Development Ideal for Students or profes...



£1,150 pcm

1 bedroom flat

+ Add to report

Degrees North, City Centre, Newcastle upon Tyne, NE1

CURRENTLY ADVERTISED

Marketed from 5 Aug 2026 by Newcastle Lettings, Newcastle

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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Pilgrim Street, Newcastle, NE1

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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