

LET PROPERTY PACK

INVESTMENT INFORMATION

XX3 Silver Lonnen,
Newcastle Upon Tyne, NE5

226508725

 www.letproperty.co.uk





Property Description

Our latest listing is in XX3 Silver Lonnen, Newcastle Upon Tyne, NE5

Get instant cash flow of **£725** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£774** which would provide the investor a Gross Yield of **7.0%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £75.00 PM

Ground Rent: £10.00 PM

Lease Length: 87 years

Current Rent: £725 PM

Market Rent: £774 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,250.00 and borrowing of £99,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,250.00

25% Deposit	£33,062.50
SDLT Charge	£6,758
Legal Fees	£1,000.00
Total Investment	£40,820.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 774



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



Returns Based on Rental Income	£725	£774
Mortgage Payments on £99,187.50 @ 5%	£413.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£10.00	
Letting Fees	£72.50	£77.40
Total Monthly Costs	£585.78	£590.68
Monthly Net Income	£139.22	£183.32
Annual Net Income	£1,670.63	£2,199.83
Net Return	4.09%	5.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£651.83**
Adjusted To

Net Return **1.60%**

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

Annual Net Income **£336.07**
Adjusted To

Net Return **0.82%**

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 £149,950.



£149,950

2 bedroom end of terrace house for sale

+ Add

Keswick Grove, Slatyford, Newcastle Upon Tyne

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Feb 2026 by Rook Matthews Sayer, Fenham



£135,000

2 bedroom terraced house for sale

+ Add to

Windermere Road, Newcastle upon Tyne, Tyne and Wear, NE5

NO LONGER ADVERTISED SOLD STC

Marketed from 2 May 2025 to 11 Sep 2025 (132 days) by YOUR MOVE Chris Stonock, West Dento

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom end of terrace house

+ Add to

Friars Way, Newcastle Upon Tyne NE5

CURRENTLY ADVERTISED

Marketed from 14 Apr 2026 by Bowson, Covering Newcastle



£850 pcm

2 bedroom terraced house

+ Add to

Friars Way, Newcastle Upon Tyne, NE5

NO LONGER ADVERTISED

Marketed from 7 Jan 2026 to 14 Jan 2026 (6 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.



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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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