

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Breamish Street, Jarrow,  
NE32

226347528

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





## Property Description

Our latest listing is in Breamish Street, Jarrow, NE32

Get instant cash flow of **£500** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£640** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Breamish Street, Jarrow,  
NE32

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

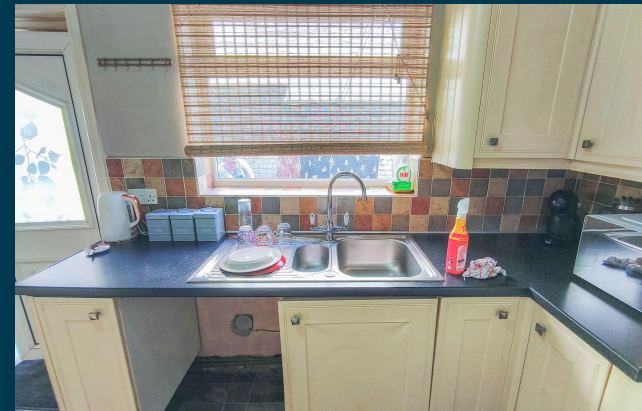
**Current Rent: £500**

**Market Rent: £640**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 640

Returns Based on Rental Income	£500	£640
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£64.00
<b>Total Monthly Costs</b>	<b>£315.00</b>	<b>£329.00</b>
<b>Monthly Net Income</b>	<b>£185.00</b>	<b>£311.00</b>
<b>Annual Net Income</b>	<b>£2,220.00</b>	<b>£3,732.00</b>
<b>Net Return</b>	<b>8.88%</b>	<b>14.93%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,452.00**  
Adjusted To

Net Return                      **9.81%**

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

Annual Net Income      **£2,532.00**  
Adjusted To

Net Return                      **10.13%**

# 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 £90,000.



£90,000

The image shows a modern living room with a grey sofa, a coffee table, and a television mounted on the wall. The room is well-lit and has a contemporary feel.

## 2 bedroom flat for sale

+ Add to r

Breamish Street, Jarrow

NO LONGER ADVERTISED

Marketed from 11 Jul 2023 to 19 Jul 2023 (7 days) by Chase Holmes, Jarrow



£80,000

The image shows the exterior of a brick building with a white door and a small window. The building is part of a row of similar properties.

## 2 bedroom ground floor flat for sale

+ Add to repo

Breamish Street, Jarrow, Tyne and Wear, NE32



NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Jul 2025 to 22 Aug 2025 (51 days) by Chase Holmes, Hebburn

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£750 pcm</p>	<p><b>2 bedroom flat</b></p> <p>Wansbeck Road, Jarrow, Tyne and Wear, NE32 5SS</p> <p><b>CURRENTLY ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 10 Apr 2026 by Pattinson Estate Agents, Jarrow</p> <p><a href="#">+ Add to report</a></p>
 <p>£725 pcm</p>	<p><b>2 bedroom apartment</b></p> <p>Bonnar Court, Hebburn, Tyne and Wear, NE31</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 18 Feb 2026 to 25 Mar 2026 (34 days) by Reeds Rains Lettings, Hebburn</p> <p><a href="#">+ Add to report</a></p>

# 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.



**LETPROPERTY**