

LET PROPERTY PACK

INVESTMENT INFORMATION

Cardonnel Street, North
Shields, NE29

225927609

 www.letproperty.co.uk





Property Description

Our latest listing is in Cardonnel Street, North Shields, NE29

Get instant cash flow of **£900** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

Portfolio of 2 Flats

2 Bathrooms

Spacious Lounges

Well-Equipped Kitchens

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

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 £900 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£900	£1,200
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£90.00	£120.00
Total Monthly Costs	£536.25	£566.25
Monthly Net Income	£363.75	£633.75
Annual Net Income	£4,365.00	£7,605.00
Net Return	10.23%	17.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,205.00**
Adjusted To

Net Return **12.20%**

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

Annual Net Income **£5,535.00**
Adjusted To

Net Return **12.97%**

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 £150,000.



£150,000

2 bedroom end of terrace house for sale

+ Add to report

Northumbrian Way, North Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2024 to 12 Feb 2025 (191 days) by Brannen & Partners, Tynemouth



£145,000

2 bedroom end of terrace house for sale

+ Add to report

Northumbrian Way, Royal Quays, North Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Feb 2024 to 6 Feb 2025 (360 days) by Jan Forster Estates, Tynemouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom penthouse

+ Add to report

Block A, Shepherds Quay, Clive Street, North Shields, NE29

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 18 Apr 2024 (16 days) by Bradley Hall, Newcastle

Juliette Balcony | Views Over The River Tyne | Penthouse Apartment | Open Plan Living Area | New ...



£1,300 pcm

2 bedroom apartment

+ Add to report

SMOKEHOUSE ONE Smith's Dock, North Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2025 to 12 Aug 2025 (52 days) by Cloud Estates, Newcastle Upon Tyne

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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