

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Laurel Street, Wallsend,  
NE28 6PG

224949372

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





## Property Description

Our latest listing is in Laurel Street, Wallsend, NE28 6PG

Get instant cash flow of **£450** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£702** which would provide the investor a Gross Yield of **10.5%** 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...**



Laurel Street, Wallsend,  
NE28 6PG

224949372



## Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £5

Lease Length: 959 years

Current Rent: £450

Market Rent: £702

# 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
<b>Total Investment</b>	<b>£25,000.00</b>

# 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 £450.00 per calendar month but the potential market rent is

£ 702

Returns Based on Rental Income	£450.00	£702.00
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£5.00	
Letting Fees	£45.00	£70.20
<b>Total Monthly Costs</b>	<b>£315.00</b>	<b>£340.20</b>
<b>Monthly Net Income</b>	<b>£135.00</b>	<b>£361.80</b>
<b>Annual Net Income</b>	<b>£1,620.00</b>	<b>£4,341.60</b>
<b>Net Return</b>	<b>6.48%</b>	<b>17.37%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,937.60**  
Adjusted To

Net Return                      **11.75%**

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

Annual Net Income      **£3,201.60**  
Adjusted To

Net Return                      **12.81%**

# 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 £78,000.



£78,000

## 1 bedroom flat for sale

Tiberius Close, Wallsend

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 22 Jan 2026 by Giraffe Residential, Newcastle

+ Add to report



£70,000

## 1 bedroom flat for sale

Albert Avenue, Wallsend

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jan 2026 by next2buy, Wallsend

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

+ Add to report

Percy Street, Wallsend. NE28 7SF

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2026 to 27 Mar 2026 (42 days) by Letsafe, Tyne and Wear



£650 pcm

## 1 bedroom flat

+ Add to report

Victoria Avenue, Wallsend






CURRENTLY ADVERTISED

Marketed from 16 Mar 2026 by Letsafe, Tyne and Wear

# 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: **5+ 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.



Laurel Street, Wallsend, NE28 6PG

224949372

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**