

LET PROPERTY PACK

INVESTMENT INFORMATION

City Road, Newcastle Upon
Tyne, NE1

219244566

 www.letproperty.co.uk





Property Description

Our latest listing is in City Road, Newcastle Upon Tyne, NE1

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Upon Tyne, NE1

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Area

Well-Maintained Property

Factor Fees: £250.00 PM

Ground Rent: £12.50 PM

Lease Length: 82 years

Market Rent: £1,200

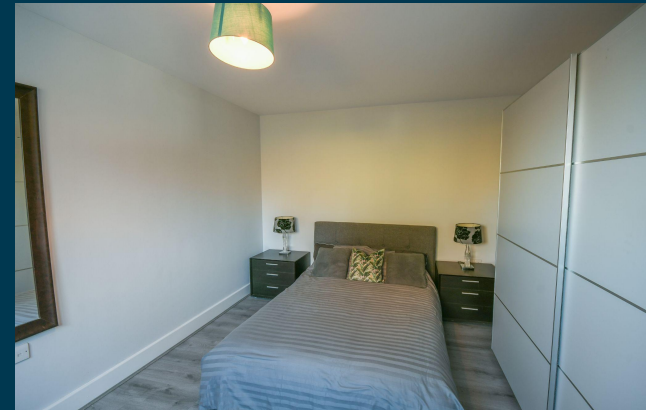
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

Projected Investment Return



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



Returns Based on Rental Income	£1,200
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	£12.50
Letting Fees	£120.00
Total Monthly Costs	£863.13
Monthly Net Income	£336.88
Annual Net Income	£4,042.50
Net Return	8.75%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,642.50**
Adjusted To

Net Return **3.56%**

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

Annual Net Income **£1,957.50**
Adjusted To

Net Return **4.24%**

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 £170,000.



£170,000

2 bedroom apartment for sale

126 Quayside, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 31 Jul 2025 by Moovd, Durham

+ Add to report



£170,000

2 bedroom apartment for sale

Quayside, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 20 Aug 2025 (75 days) by Pure, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

2 bedroom apartment

City Road, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 12 Aug 2024 (139 days) by Signature, Whitley Bay

+ Add to report



£1,300 pcm

2 bedroom apartment

Lime Square, Newcastle upon Tyne, NE1

NO LONGER ADVERTISED

Marketed from 6 Oct 2025 to 5 Nov 2025 (30 days) by Bridgfords Lettings, Newcastle Upon Tyne

+ Add to report



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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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