LET PROPERTY PACK

INVESTMENT INFORMATION

Rosalind Street, Ashington,
NE63

229383508

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Rosalind Street, Ashington, NE63

Get instant cash flow of **£575** per calendar month with a **17.3%** Gross Yield for investors.

This property has a potential to rent for **£607** which would provide the investor a Gross Yield of **18.2%** 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...



Rosalind Street,
Ashington, NE63

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £607

Lounge







Kitchen





Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 40,000

SDLT Charge	**£2,000**
Legal Fees	**£1,000**
Total Investment	**£43,000**

Outlay figures based on assumed cash purchase of 40,000.

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 607

Returns Based on Rental Income	£575	£607
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£60.70
Total Monthly Costs	£72.50	£75.70
Monthly Net Income	£502.50	£531.30
Annual Net Income	£6,030.00	£6,375.60
Net Return	14.02%	14.83%

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 Adjusted To	**£5,162**
Net Return	**12.00%**

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 £73,000.



£73,000

2 bedroom terraced house for sale

+ Add to repo

Rosalind Street, Ashington, NE63

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Mar 2021 to 17 Sep 2021 (187 days) by Strike, Nationwide



£65,000

2 bedroom terraced house for sale

+ Add to re

Beatrice Street, Ashington

NO LONGER ADVERTISED SOLD STC

Marketed from 20 May 2022 to 18 Oct 2022 (151 days) by Mike Rogerson Estate Agents, Ashington

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

2 bedroom terraced house

+ Add to report

North Seaton Road, Ashington, Northumberland, NE63 0AG

NO LONGER ADVERTISED LET AGREED

Marketed from 7 May 2026 to 30 May 2026 (22 days) by Pattinson Estate Agents, Ashington



£625 pcm

2 bedroom terraced house

+ Add to report

Elder Square, Ashington, Northumberland, NE63 0QQ

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Mar 2026 to 29 Apr 2026 (50 days) by Pattinson Estate Agents, Ashington

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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PROPERTY ID: 229383508

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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