LET PROPERTY PACK

INVESTMENT INFORMATION

Bewick Street, Newcastle
Upon Tyne, NE1

229401330

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LETPROPERTY



Property Description

Our latest listing is in Bewick Street, Newcastle Upon Tyne, NE1

Get instant cash flow of **£975** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£1,052** which would provide the investor a Gross Yield of **11.5%** 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...



Bewick Street, Newcastle Upon Tyne, NE1

229401330

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £320.00 PM

Ground Rent: £0.00

Lease Length: 105 years

Current Rent: £975

Market Rent: £1,052

Lounge







Kitchen

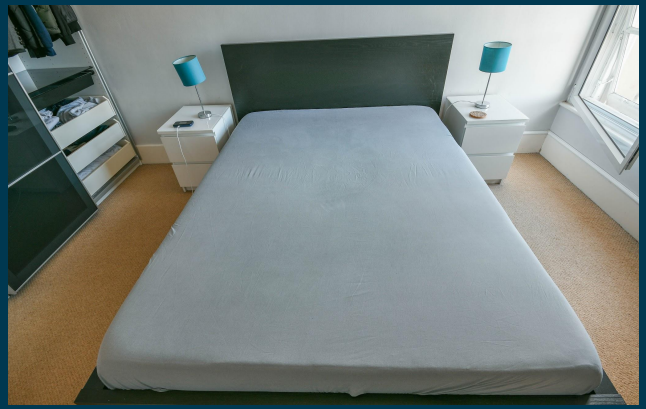




Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	**£27,500.00**
SDLT Charge	**£5,500**
Legal Fees	**£1,000.00**
Total Investment	**£34,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£ 1,052

Returns Based on Rental Income	£975	£1,052
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£320.00	
Ground Rent	£0.00	
Letting Fees	£97.50	£105.20
Total Monthly Costs	£776.25	£783.95
Monthly Net Income	£0.00	£268.05
Annual Net Income	£0.00	£3,216.60
Net Return	0.00%	9.46%

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	**£1,112.60**
Net Return	**3.27%**

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

Annual Net Income Adjusted To	**£1,566.60**
Net Return	**4.61%**

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 £130,000.



£130,000

1 bedroom flat for sale

+ Add to report

Bewick House, Bewick Street, NE1

NO LONGER ADVERTISED

Marketed from 1 Sep 2025 to 3 Sep 2025 (1 days) by Bridgfords, Newcastle upon Tyne



£125,000

1 bedroom flat for sale

+ Add to report

Clarendon House, Clayton Street West, Newcastle Upon Tyne, Tyne and Wear, NE1

NO LONGER ADVERTISED

Marketed from 4 Nov 2019 to 26 May 2020 (204 days) by Bridgfords, Newcastle upon Tyne

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,083 based on the analysis carried out by our letting team at **Let Property Management**.



£1,083 pcm

1 bedroom terraced house

+ Add to report

Kimberley Gardens, Newcastle, NE2

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 21 Nov 2024 (8 days) by Student Cribs, London



£1,062 pcm

1 bedroom terraced house

+ Add to report

Burdon Terrace, Newcastle, NE2

NO LONGER ADVERTISED

Marketed from 25 Nov 2025 to 1 Dec 2025 (5 days) by Student Cribs, London

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: **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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