

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pont Street, Ashington,  
NE63

226805226

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





## Property Description

Our latest listing is in Pont Street, Ashington, NE63

Get instant cash flow of **£375** per calendar month with a **12.9%** Gross Yield for investors.

This property has a potential to rent for **£562** which would provide the investor a Gross Yield of **19.3%** 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...**



Pont Street, Ashington,  
NE63

226805226



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

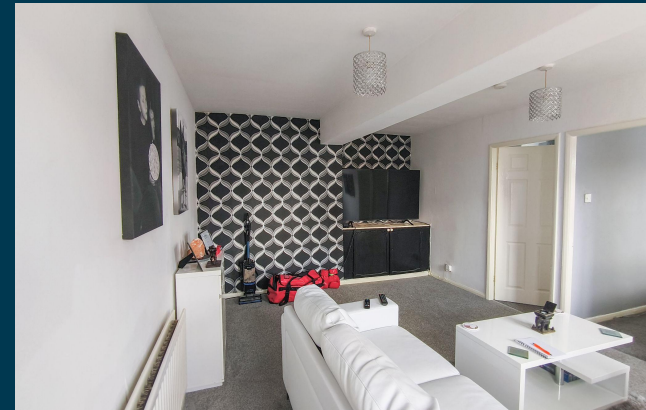
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £375**

**Market Rent: £562**

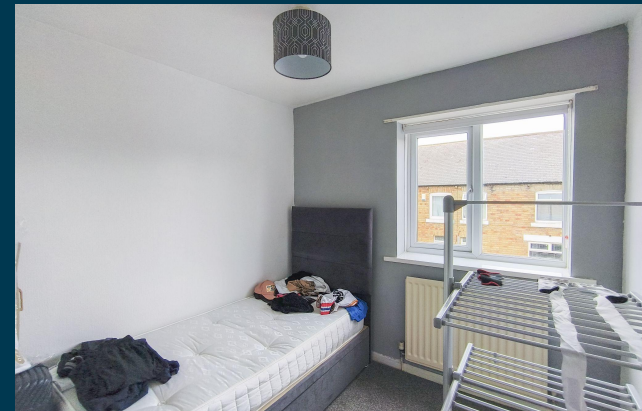
# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 35,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£36,000

# 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 £375 per calendar month but the potential market rent is

£ 562

Returns Based on Rental Income	£375	£562
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£37.50	£56.20
<b>Total Monthly Costs</b>	<b>£52.50</b>	<b>£71.20</b>
<b>Monthly Net Income</b>	<b>£322.50</b>	<b>£490.80</b>
<b>Annual Net Income</b>	<b>£3,870.00</b>	<b>£5,889.60</b>
<b>Net Return</b>	<b>10.75%</b>	<b>16.36%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,766**  
Adjusted To

Net Return                      **13.24%**

# 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 £75,000.



£75,000

## 2 bedroom flat for sale

College Road, Ashington

CURRENTLY ADVERTISED

Marketed from 8 Apr 2026 by Rook Matthews Sayer, Ashington

+ Add to report



£70,000

## 2 bedroom ground floor flat for sale

College Road, Ashington, NE63

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jul 2025 to 6 Mar 2026 (240 days) by Purplebricks, covering Newcastle upon Tyne

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

## 2 bedroom flat

+ Add to report

Hawthorn Road, Ashington, Northumberland, NE63 9AU

CURRENTLY ADVERTISED

Marketed from 1 May 2026 by Pattinson Estate Agents, Ashington



£575 pcm

## 2 bedroom flat

+ Add to report

Milburn Road, Ashington

CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by Mike Rogerson 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.



Pont Street, Ashington, NE63

PROPERTY ID: 12345678



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

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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