

LET PROPERTY PACK

INVESTMENT INFORMATION

Pont Street, Ashington,
NE63

224671523

 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 **7.5%** Gross Yield for investors.

This property has a potential to rent for **£562** which would provide the investor a Gross Yield of **11.2%** 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...



Pont Street, Ashington,
NE63

224671523



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £375

Market Rent: £562

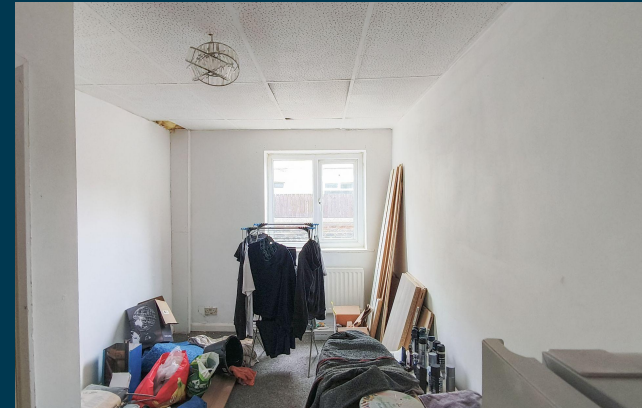
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge £3,000

Legal Fees £1,000

Total Investment £64,000

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
Total Monthly Costs	£52.50	£71.20
Monthly Net Income	£322.50	£490.80
Annual Net Income	£3,870.00	£5,889.60
Net Return	6.05%	9.20%

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 **7.45%**

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 apartment for sale Milburn Road, Ashington NO LONGER ADVERTISED Marketed from 8 Sep 2022 to 14 Dec 2022 (97 days) by Lennon Properties, North East	+ Add to report
 £70,000	2 bedroom apartment for sale Redworth Mews, Northumberland CURRENTLY ADVERTISED Marketed from 27 Jan 2026 by My Property Box, Darlington	+ Add to

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

Hawthorn Road, Ashington, Northumberland, NE63 9AU

CURRENTLY ADVERTISED

Marketed from 1 May 2026 by Pattinson Estate Agents, Ashington

+ Add to report



£575 pcm

2 bedroom flat

Milburn Road, Ashington

CURRENTLY ADVERTISED

Marketed from 15 Apr 2026 by Mike Rogerson Estate Agents, Ashington

+ Add to report

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: 224671523

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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