

LET PROPERTY PACK

INVESTMENT INFORMATION

Russell Street, Jarrow,
NE32

226420812

 www.letproperty.co.uk





Property Description

Our latest listing is in Russell Street, Jarrow, NE32

Get instant cash flow of **£485** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£693** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Russell Street, Jarrow,
NE32

2264-20812



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £0.00 PM

Lease Length: 60 years

Current Rent: £485 PM

Market Rent: £693 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £88,000.00 and borrowing of £66,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 88,000.00

25% Deposit	£22,000.00
SDLT Charge	£4,400
Legal Fees	£1,000.00
Total Investment	£27,400.00

Projected Investment Return



The monthly rent of this property is currently set at £485 per calendar month but the potential market rent is

£ 693



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



Returns Based on Rental Income	£485	£693
Mortgage Payments on £66,000.00 @ 5%	£275.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£48.50	£69.30
Total Monthly Costs	£338.50	£359.30
Monthly Net Income	£146.50	£333.70
Annual Net Income	£1,758.00	£4,004.40
Net Return	6.42%	14.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,618.40**
Adjusted To

Net Return **9.56%**

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

Annual Net Income **£2,684.40**
Adjusted To

Net Return **9.80%**

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.



2 bedroom semi-detached house for sale

+ Add to report

Prince Consort Road, Jarrow, Newcastle upon Tyne, NE32

CURRENTLY ADVERTISED SOLD STC

Marketed from 31 Mar 2026 by Northwood, Sunderland



2 bedroom ground floor flat for sale

+ Add to report

Gowan Court, Jarrow, Tyne And Wear

NO LONGER ADVERTISED

Marketed from 30 Jul 2024 to 23 Sep 2025 (419 days) by Safe & Secure Properties, Houghton Le Spring

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

+ Add to report

Russell Street, Jarrow, NE32

NO LONGER ADVERTISED

Marketed from 24 Feb 2026 to 26 Feb 2026 (2 days) by OpenRent, London



£695 pcm

2 bedroom flat

+ Add to report

Wylam Street, Jarrow - Additional Charge of £90 per Month for Heating & Hot Water

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jan 2026 to 7 Feb 2026 (23 days) by Andrew Craig, South Shields

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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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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