

LET PROPERTY PACK

INVESTMENT INFORMATION

Akenside Terrace,
Newcastle Upon Tyne, NE2

224948997

 www.letproperty.co.uk





Property Description

Our latest listing is in Akenside Terrace, Newcastle Upon Tyne, NE2

Get instant cash flow of **£975** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£980** which would provide the investor a Gross Yield of **9.0%** 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...



Akenside Terrace,
Newcastle Upon Tyne,
NE2

224948997



Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained Property

**Ideally Situated for Local
Amenities**

Factor Fees: £209.00 PM

Ground Rent: £8.33 PM

Lease Length: 77 years

Current Rent: £975

Market Rent: £980

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



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

£ 980



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



Returns Based on Rental Income	£975	£980
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£209.00	
Ground Rent	£8.33	
Letting Fees	£97.50	£98.00
Total Monthly Costs	£736.08	£736.58
Monthly Net Income	£238.92	£243.42
Annual Net Income	£2,867.04	£2,921.04
Net Return	7.15%	7.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£961.04**
Adjusted To

Net Return **2.40%**

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



Annual Net Income **£1,071.00**
Adjusted To

Net Return **2.67%**

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 £145,000.

	1 bedroom apartment for sale	+ Add to report
£145,000	Akenside Terrace, Jesmond, Newcastle Upon Tyne, NE2	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 28 Sep 2022 to 17 Jun 2023 (261 days) by Sarah Mains Residential Sales and Lettings, Newcastle	
	1 bedroom flat for sale	+ Add to report
£140,000	Akenside Terrace, Jesmond, Newcastle upon Tyne	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 27 Sep 2025 to 28 Jan 2026 (122 days) by Bailey & Co., Jesmond	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,213 based on the analysis carried out by our letting team at **Let Property Management**.



£1,213 pcm

1 bedroom apartment

+ Add to report

18 Wallington House, Sandyford

NO LONGER ADVERTISED

Marketed from 5 Jan 2026 to 15 Jan 2026 (10 days) by Ridley Properties, Newcastle Upon Tyne



£1,200 pcm

1 bedroom apartment

+ Add to report

Osborne Villas, Jesmond, Newcastle Upon Tyne, NE2

CURRENTLY ADVERTISED

Marketed from 20 Apr 2026 by Pat Robson, Jesmond

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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NE2

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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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