

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanhope Road, South Shields, NE33

228942370

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanhope Road, South Shields, NE33

Get instant cash flow of **£575** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£636** which would provide the investor a Gross Yield of **10.2%** 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...



Stanhope Road, South
Shields, NE33

228942370



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £15.00

Lease Length: £55.00

Current Rent: £575

Market Rent: £636

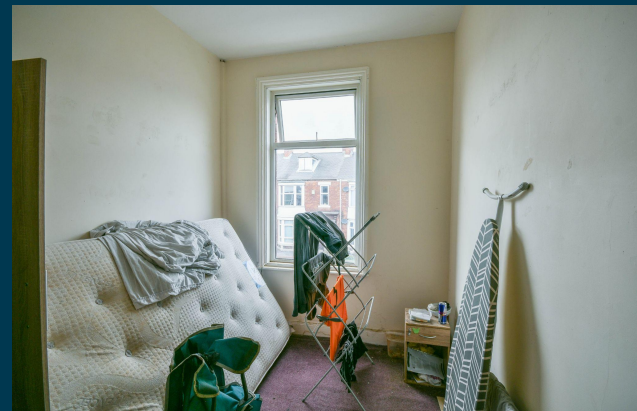
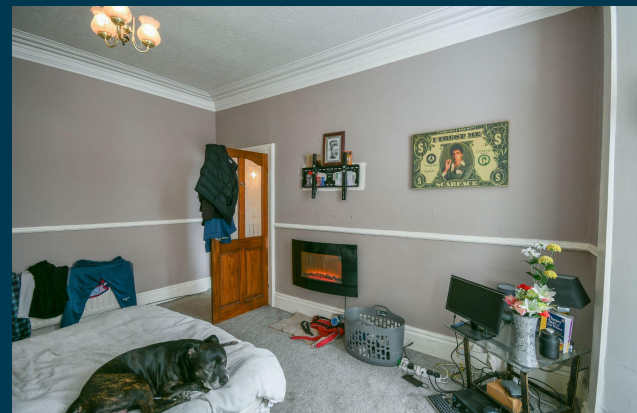
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 75,000.

ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge **£3,750**

Legal Fees **£1,000**

Total Investment **£79,750**

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 £575 per calendar month but the potential market rent is

£ 636

Returns Based on Rental Income	£575	£636
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£15.00	
Letting Fees	£57.50	£63.60
Total Monthly Costs	£87.50	£93.60
Monthly Net Income	£487.50	£542.40
Annual Net Income	£5,850.00	£6,508.80
Net Return	7.34%	8.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,237**
Adjusted To

Net Return **6.57%**

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 £90,000.



2 bedroom ground floor flat for sale

[+ Add to report](#)

Ashley Road South Shields, NE34 0PD

NO LONGER ADVERTISED

Marketed from 23 Feb 2026 to 18 Aug 2026 (176 days) by New Home Agents, Leeds

£90,000



2 bedroom flat for sale

[+ Add to report](#)

Brownlow Road, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2021 to 20 Jan 2022 (184 days) by Andrew Craig, South Shields

£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom ground floor flat

Talbot Road, South Shields, South Tyneside

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2024 to 21 Jan 2025 (211 days) by Safe & Secure Properties, Houghton Le Spring

+ Add to report



£650 pcm

2 bedroom flat

Stanhope Road, South Shields, NE33

NO LONGER ADVERTISED

Marketed from 27 May 2025 to 13 Jun 2025 (16 days) by OpenRent, London

+ 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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Stanhope Road, South Shields, NE33

PROPERTY ID: 228942370

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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