

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Severn St, Newcastle Upon
Tyne NE17 7BY

228671211





PROPERTY DESCRIPTION

Our latest listing is in Severn St, Newcastle Upon Tyne NE17 7BY

Rent currently agreed with tenant of **£475** per calendar month which calculates to a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£648** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Severn St, Newcastle
Upon Tyne NE17 7BY

228671211

Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £475

Market Rent: £648

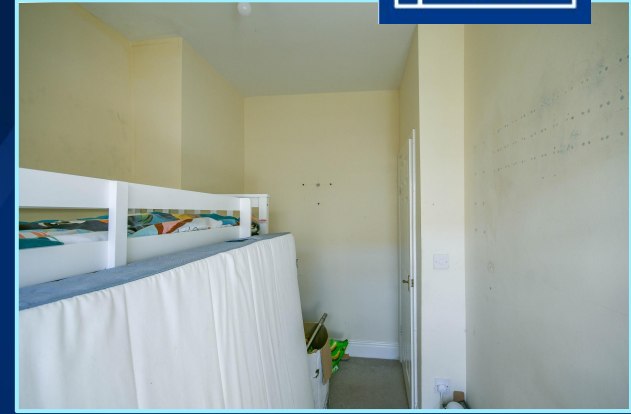
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£82,000

10% Deposit (£5,000 Minimum) **£8,200**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,200**

Purchase Balance **£73,800**

SDLT Charge **£4,100**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£78,900**

Your total all in costs would be ~£78,900 after taxes and fees based on a purchase price of £82,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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.



£90,000

3 bedroom terraced house for sale

+ Add to report

Trent Street, Chopwell, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 to 13 Aug 2025 (160 days) by Jan Mitchell Properties, Covering North East



£89,950

3 bedroom terraced house for sale

+ Add to report

Frederick Street, Chopwell, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Feb 2025 to 5 Sep 2025 (203 days) by Jan Mitchell Properties, Covering North East

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our lettings team.



£750 pcm

3 bedroom terraced house

Derwent Street, Chopwell , Durham, Durham, NE17 7HZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Mar 2025 to 30 Sep 2025 (189 days) by Pattinson Estate Agents, Whickham

+ Add to report



£700 pcm

3 bedroom terraced house

Forth Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17 7DJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 19 Jul 2024 (36 days) by Pattinson Estate Agents, Consett

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Severn St, Newcastle Upon Tyne NE17 7BY

PROPERTY ID: 228671211

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.