

LET PROPERTY PACK

INVESTMENT INFORMATION

Pilgrim Street, Newcastle
Upon Tyne, NE1

227411503

 www.letproperty.co.uk





Property Description

Our latest listing is in Pilgrim Street, Newcastle Upon Tyne, NE1

Get instant cash flow of **£1,000** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£1,064** 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...



Pilgrim Street, Newcastle
Upon Tyne, NE1

227411503



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £271.00 PM

Ground Rent: £16.66 PM

Lease Length: 105 years

Current Rent: £1,000

Market Rent: £1,064

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £125,000.

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge £6,250

Legal Fees £1,000

Total Investment £132,250

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 £1,000 per calendar month but the potential market rent is

£1,064

Returns Based on Rental Income	£1,000	£1,064
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£271.00	
Ground Rent	£16.66	
Letting Fees	£100.00	£106.40
Total Monthly Costs	£402.66	£409.06
Monthly Net Income	£597.34	£654.94
Annual Net Income	£7,168.08	£7,859.28
Net Return	5.42%	5.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,731**
Adjusted To

Net Return **4.33%**

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 £140,000.



1 bedroom flat for sale

[+ Add to report](#)

Blue Anchor Court, Broad Garth, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 21 Mar 2023 to 2 Oct 2023 (194 days) by Hive Estates, Newcastle upon Tyne

£140,000



1 bedroom apartment for sale

[+ Add to report](#)

Manor Chare, Newcastle Upon Tyne, NE1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Dec 2025 by Sarah Mains Residential Sales and Lettings, Newcastle

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom apartment

[+ Add to report](#)

St Nicholas Chambers, Newcastle, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2024 to 18 Sep 2024 (63 days) by Bridgfords Lettings, Newcastle Upon Tyne



£1,075 pcm

1 bedroom apartment

[+ Add to report](#)

The Turnbull Building, Queens Lane, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 May 2024 to 14 Jun 2024 (15 days) by Bowson, 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.



Pilgrim Street, Newcastle Upon Tyne, NE1

227411503

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.



LETPROPERTY