

LET PROPERTY PACK

INVESTMENT INFORMATION

Stoddart Street, South
Shields, NE34

226630737

 www.letproperty.co.uk





Property Description

Our latest listing is in Stoddart Street, South Shields, NE34

Get instant cash flow of **£650** per calendar month with a **12.0%** Gross Yield for investors.

This property has a potential to rent for **£666** which would provide the investor a Gross Yield of **12.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Stoddart Street, South
Shields, NE34

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £30.00 pm

Ground Rent: TBC

Lease Length: 114 years

Current Rent: £650

Market Rent: £666

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

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 £650 per calendar month but the potential market rent is

£ 666

Returns Based on Rental Income	£650	£666
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£65.00	£66.60
Total Monthly Costs	£313.13	£314.73
Monthly Net Income	£336.88	£351.28
Annual Net Income	£4,042.50	£4,215.30
Net Return	19.72%	20.56%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **£2,883.30**

Net Return **14.06%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To **£3,240.30**

Net Return **15.81%**

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

2 bedroom flat for sale

+ Add to r

Stanhope Road, South Shields

NO LONGER ADVERTISED

Marketed from 21 Feb 2026 to 17 Mar 2026 (23 days) by Susan Spokes Real Estate, South Shields



£89,950

2 bedroom ground floor flat for sale

+ A

Richmond Road, South Shields, NE34

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2024 to 3 Dec 2024 (104 days) by Conway Christie, South Tyneside

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

Stanhope Road, South Shields, Tyne and Wear, NE33 4QZ

CURRENTLY ADVERTISED

Marketed from 8 Aug 2026 by Pattinson Estate Agents, South Shields



£675 pcm

2 bedroom flat

Whitehall Street, South Shields, Tyne and Wear, NE33 4SX

CURRENTLY ADVERTISED

Marketed from 30 Jan 2026 by Pattinson Estate Agents, Jarrow

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
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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