

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Georges Mews, Forsyth
Road, Newcastle Upon
Tyne, NE2

228748730

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Georges Mews, Forsyth Road, Newcastle Upon Tyne, NE2

Get instant cash flow of **£1,864.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£2,500.00** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



St. Georges Mews, Forsyth
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Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,864.00 PM

Market Rent: £2,500.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £316,250 and borrowing of £237,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 316,250.00

25% Deposit	£79,062.50
SDLT Charge	£21,625
Legal Fees	£1,000.00
Total Investment	£101,687.50

Projected Investment Return



The monthly rent of this property is currently set at £1,864.00 per calendar month but the potential market rent is

£ 2,500.00

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



Returns Based on Rental Income	£1,864.00	£2,500.00
Mortgage Payments on £237,187.50 @ 5%	£988.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£186.40	£250.00
Total Monthly Costs	£1,189.68	£1,253.28
Monthly Net Income	£674.32	£1,246.72
Annual Net Income	£8,091.83	£14,960.63
Net Return	7.96%	14.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,960.63**
Adjusted To

Net Return **9.80%**

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

Annual Net Income **£10,216.88**
Adjusted To

Net Return **10.05%**

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 £335,000.



£335,000

3 bedroom maisonette for sale

+ Add to report

Grosvenor Place, Jesmond, NE2

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2025 to 3 Jun 2026 (252 days) by Brunton Residential, Jesmond



£325,000

3 bedroom flat for sale

+ Add to report

Tankerville Place, Jesmond, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 to 5 Sep 2025 (198 days) by Bailey & Co., Jesmond

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,686 based on the analysis carried out by our letting team at **Let Property Management**.

 16 July	3 bedroom ground floor flat Lonsdale Terrace, Newcastle Upon Tyne, NE2 NO LONGER ADVERTISED Marketed from 25 Oct 2021 to 3 Aug 2026 (1742 days) by Property Stop, Newcastle upon Tyne	+ Add to report
	3 bedroom flat Coniston Avenue, Newcastle Upon Tyne, NE2 CURRENTLY ADVERTISED Marketed from 11 Oct 2022 by Parklets, Newcastle	+ 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**



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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Newcastle Upon Tyne, 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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