

LET PROPERTY PACK

INVESTMENT INFORMATION

Blucher Road, North
Shields, NE29 6XJ

226589891

 www.letproperty.co.uk





Property Description

Our latest listing is in Blucher Road, North Shields, NE29 6XJ

Get instant cash flow of **£650** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£680** which would provide the investor a Gross Yield of **9.1%** 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...



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Property Key Features

2 bedrooms

1 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £153 PM

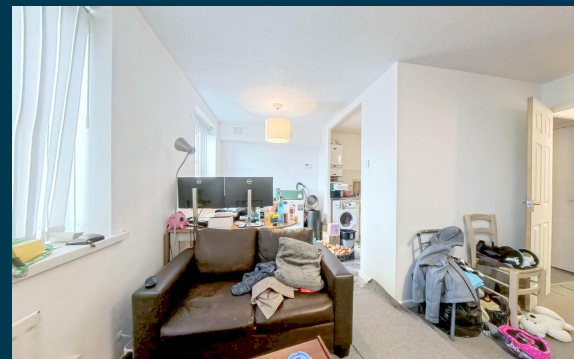
Ground Rent: £2 PM

Lease Length: 94 years

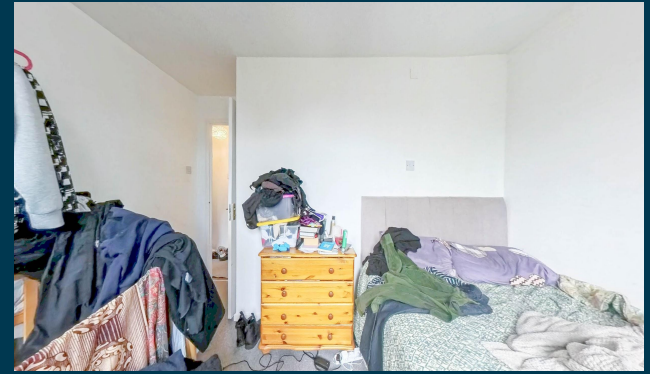
Current Rent: £650

Market Rent: £680

Lounge



Bedrooms



Bathroom





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 680



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



Returns Based on Rental Income	£650.00	£680.00
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£153.00	
Ground Rent	£2.00	
Letting Fees	£65.00	£68.00
Total Monthly Costs	£516.25	£519.25
Monthly Net Income	£133.75	£160.75
Annual Net Income	£1,605.00	£1,929.00
Net Return	5.73%	6.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£569.00**
Adjusted To

Net Return **2.03%**

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



Annual Net Income **£603.00**
Adjusted To

Net Return **2.15%**

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 £110,000.

 <p>£110,000</p>	<p>2 bedroom flat for sale + Add to report</p> <p>Hackworth Way, North Shields</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 6 Mar 2026 by Signature, North East</p>
 <p>£95,000</p>	<p>2 bedroom apartment for sale + Add to report</p> <p>Blucher Road, North Shields</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 20 Aug 2025 to 3 Feb 2026 (167 days) by Brannen & Partners, Tynemouth</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

+ Add to report

Brandling Court, North Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 to 15 Aug 2025 (44 days) by Jack Harrison Estates, Newcastle Upon Tyne



£795 pcm

2 bedroom flat

+ Add to report

Hackworth Way, North Shields

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 May 2025 to 5 Aug 2025 (70 days) by Trading Places, Whitley Bay

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: **3 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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