

LET PROPERTY PACK

INVESTMENT INFORMATION

Chillingham Road,
Newcastle Upon Tyne, NE6

227020035

 www.letproperty.co.uk





Property Description

Our latest listing is in Chillingham Road, Newcastle Upon Tyne, NE6

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **7.9%** 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...



Chillingham Road,
Newcastle Upon Tyne,
NE6

227020035



Property Key Features

1 Bedroom

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: £11.00 pm

Lease Length: 962 years

Current Rent: £750

Market Rent: £821

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 821

Returns Based on Rental Income	£750	£821
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£11.00	
Letting Fees	£75.00	£82.10
Total Monthly Costs	£101.00	£108.10
Monthly Net Income	£649.00	£712.90
Annual Net Income	£7,788.00	£8,554.80
Net Return	5.89%	6.47%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,913**
Adjusted To

Net Return **5.23%**



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 £150,000.



£150,000

3 bedroom end of terrace house for sale

+ Add to report

58 Ninth Avenue, Newcastle upon Tyne, Tyne and Wear, NE6 5XX

NO LONGER ADVERTISED SOLD STC

Marketed from 23 Sep 2024 to 29 Oct 2024 (35 days) by Auction House London, Hampstead



£139,500

3 bedroom end of terrace house for sale

+ Add to report

Chillingham Court, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Mar 2023 to 15 Jun 2023 (82 days) by Goodfellows, Ponteland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

+ Add to report

Chillingham Road, Heaton, Newcastle upon Tyne, NE6

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2024 to 14 Mar 2024 by Northwood, Benton



£845 pcm

2 bedroom terraced house

+ Add to report

Addycombe Terrace, Newcastle Upon Tyne, NE6

CURRENTLY ADVERTISED

Marketed from 15 Mar 2019 by Property Stop, Newcastle upon Tyne

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.



www.letproperty.co.uk

Chillingham Road, Newcastle Upon Tyne,
NE6

PROPERTY ID: 227068307

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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