

LET PROPERTY PACK

INVESTMENT INFORMATION

Eighth Avenue, Newcastle
Upon Tyne, NE6

227065439

 www.letproperty.co.uk





Property Description

Our latest listing is in Eighth Avenue, Newcastle Upon Tyne, NE6

Get instant cash flow of **£1,050** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,057.00** which would provide the investor a Gross Yield of **7.5%** 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...



Eighth Avenue,
Newcastle Upon Tyne,
NE6

227065439



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £0.00 PM

Lease Length: 958 Years

Current Rent: £1,050.00 PM

Market Rent: £1,057.00 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 170,000

SDLT Charge **£9,400**

Legal Fees **£1,000**

Total Investment **£180,400**

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,057



Returns Based on Rental Income	£1,050	£1,057.00
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£0.00
Letting Fees	£105.00	£105.70
Total Monthly Costs	£120.00	£120.70
Monthly Net Income	£930.00	£936.30
Annual Net Income	£11,160.00	£11,235.60
Net Return	6.19%	6.23%

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 **£9,122**
Adjusted To

Net Return **5.06%**

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 £180,000.


- 

2 bedroom flat for sale [+ Add to report](#)

Eighth Avenue, Heaton, Newcastle upon Tyne

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Sep 2025 to 2 Apr 2026 (187 days) by Bailey & Co., Jesmond

£180,000
- 

2 bedroom flat for sale [+ Add to report](#)

King John Street, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Oct 2025 to 7 Apr 2026 (180 days) by Hive Estates, Newcastle upon Tyne

£175,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

2 bedroom flat

+ Add to

Simonside Terrace, Heaton, Newcastle upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2025 to 10 Oct 2025 (40 days) by Bowson, Covering Newcastle



£1,083 pcm

2 bedroom flat

+ Add to repo

£125pppw - Second Avenue, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Nov 2025 to 19 Dec 2025 (48 days) by Brunton Residential, 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.



 www.letproperty.co.uk

Eighth Avenue, Newcastle Upon Tyne, NE6

PROPERTY ID: 12345678

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