

LET PROPERTY PACK

INVESTMENT INFORMATION

Napier Road, Swalwell,
Newcastle Upon Tyne,
NE16

224696141

 www.letproperty.co.uk





Property Description

Our latest listing is in Napier Road, Swalwell, Newcastle Upon Tyne, NE16

Get instant cash flow of **£650** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,327** which would provide the investor a Gross Yield of **15.9%** 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...



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Property Key Features

3 Bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,327

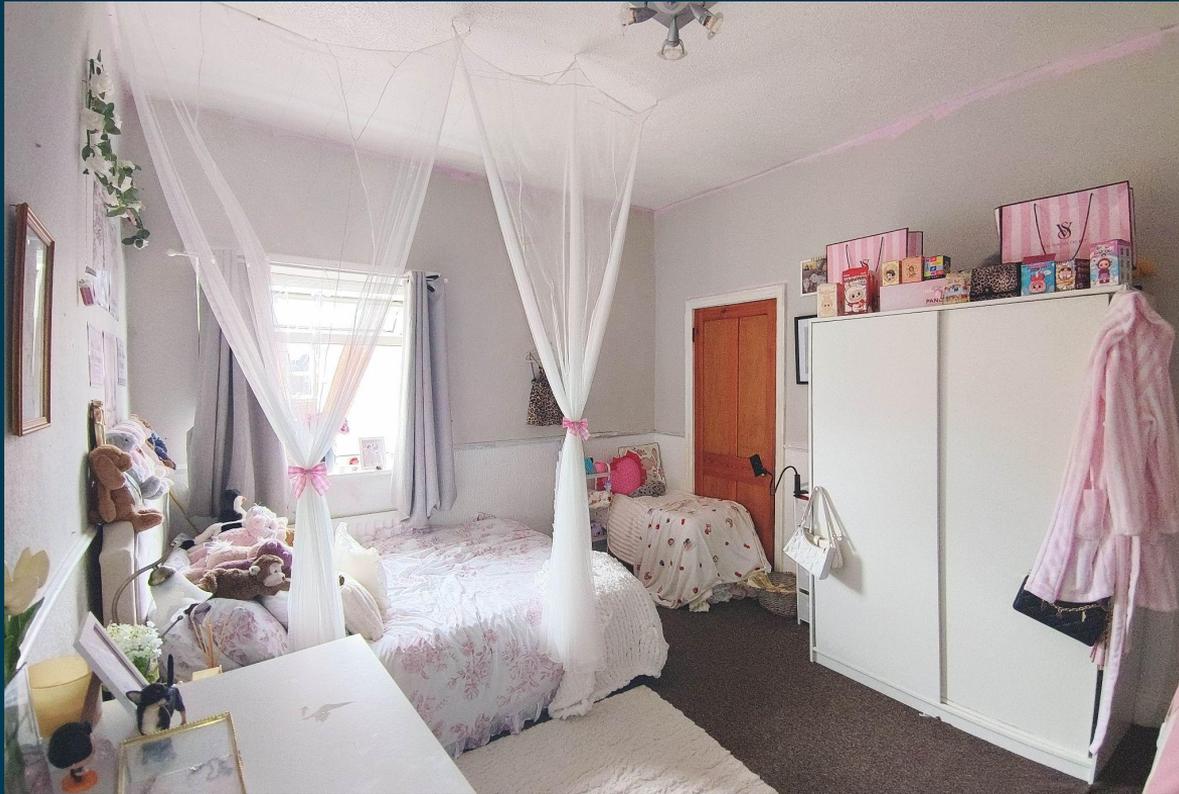
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,327



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



Returns Based on Rental Income	£650	£1,327
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£132.70
Total Monthly Costs	£392.50	£460.20
Monthly Net Income	£257.50	£866.80
Annual Net Income	£3,090.00	£10,401.60
Net Return	9.97%	33.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,747.60**
Adjusted To

Net Return **24.99%**

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

Annual Net Income **£8,901.60**
Adjusted To

Net Return **28.71%**

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 £115,000.



3 bedroom terraced house for sale

+ A

Napier Road, Swalwell, Newcastle upon Tyne, Tyne and wear, NE16 3BT

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jul 2023 to 9 Feb 2024 (199 days) by Pattinson Estate Agents, Whickham



2 bedroom terraced house for sale

Napier Road, Swalwell, NE16

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jul 2023 to 31 Jan 2024 (195 days) by Northwood, Newcastle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom terraced house

February Courtyard, The Staiths, Gateshead, NE8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Feb 2026 by Sarah Mains Residential Sales and Lettings, Low Fell



£1,200 pcm

3 bedroom end of terrace house

Bittern Close, Dunston, Gateshead, NE11

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Feb 2026 by Sarah Mains Residential Sales and Lettings, Whickham

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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