

LET PROPERTY PACK

INVESTMENT INFORMATION

Wigmore Avenue,
Newcastle Upon Tyne, NE6
2LU

226944130

 www.letproperty.co.uk





Property Description

Our latest listing is in Wigmore Avenue, Newcastle Upon Tyne, NE6 2LU

Get instant cash flow of **£700** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,198** which would provide the investor a Gross Yield of **13.1%** 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...



Wigmore Avenue,
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NE6 2LU

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,198

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge **£5,500**

Legal Fees **£1,000**

Total Investment **£116,500**

Projected Investment Return



The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is

£ 1,198

Returns Based on Rental Income	£700.00	£1,198.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£119.80
Total Monthly Costs	£85.00	£134.80
Monthly Net Income	£615.00	£1,063.20
Annual Net Income	£7,380.00	£12,758.40
Net Return	6.33%	10.95%

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 **£10,362**
Adjusted To

Net Return **8.89%**

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 £1,200.



£120,000

3 bedroom terraced house for sale

+ Add to report

Lichfield Avenue, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2NB

NO LONGER ADVERTISED

Marketed from 13 Aug 2024 to 11 Sep 2024 (29 days) by Pattinson Estate Agents, Heaton



£120,000

3 bedroom semi-detached house for sale

+ Add to report

Evistones Gardens, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3RS

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Mar 2025 to 13 Oct 2025 (222 days) by Pattinson Estate Agents, Heaton

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 town house

+ Add to report

Merchants Wharf, St Peters Basin, Byker

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 to 3 Nov 2025 (48 days) by Carousel Estate Agents, Gateshead



£1,200 pcm

3 bedroom end of terrace house

+ Add to report

Lawson Close, Newcastle Upon Tyne, NE6

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Jan 2026 to 13 Mar 2026 (50 days) by Sarah Mains Residential Sales and Lettings, Newcastle

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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NE6 2LU

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.



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