

LET PROPERTY PACK

INVESTMENT INFORMATION

Heaton Park View,
Newcastle Upon Tyne, NE6

226960505

 www.letproperty.co.uk





Property Description

Our latest listing is in Heaton Park View, Newcastle Upon Tyne, NE6

Get instant cash flow of **£1,100** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.7%** 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...



Heaton Park View,
Newcastle Upon Tyne,
NE6

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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £0.00 PM

Lease Length: 956 Years

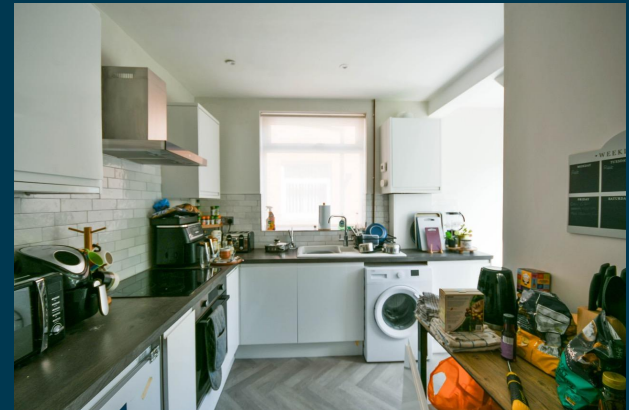
Current Rent: £1,100 PM

Market Rent: £1,150 PM

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 205,000

SDLT Charge **£11,850**

Legal Fees **£1,000**

Total Investment **£217,850**

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,100	£1,150
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£0.00
Letting Fees	£110.00	£115.00
Total Monthly Costs	£125.00	£130.00
Monthly Net Income	£975.00	£1,020.00
Annual Net Income	£11,700.00	£12,240.00
Net Return	5.37%	5.62%

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 **£9,940**
Adjusted To

Net Return **4.56%**



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 £210,000.



£210,000

2 bedroom terraced house for sale

+ Add to r

Malcolm Street, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2026 to 10 Jun 2026 (93 days) by Hive Estates, Newcastle upon Tyne



£200,000

2 bedroom terraced house for sale

+ Add to repo

Malcolm Street, Heaton, NE6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 May 2026 by Brunton Residential, Jesmond

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

+ Add to rep

Stratford Grove West, Heaton, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 8 Sep 2025 to 12 Sep 2025 (3 days) by Hive Estates, Newcastle upon Tyne



£1,299 pcm

2 bedroom flat

+ Add to r

Hotspur Street, Newcastle upon Tyne, NE6

NO LONGER ADVERTISED

Marketed from 12 May 2025 to 30 Jul 2025 (79 days) by HYBR, National

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

Heaton Park View, 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.



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