

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westgate, Haltwhistle,  
NE49

227721584

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Westgate, Haltwhistle, NE49

Get instant cash flow of **£1,250** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **6.9%** 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...**



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## Property Key Features

4 bedroom

4 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,250

Market Rent: £1,400

# Lounge



# Kitchen



# Bedrooms



# Bathrooms



# Exterior





Figures based on assumed purchase price of £242,000.00 and borrowing of £181,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 242,000.00

25% Deposit	£60,500.00
SDLT Charge	£14,440
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£75,940.00</b>

# Projected Investment Return



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



The monthly rent of this property is currently set at £1,250 per calendar month but the potential market rent is

£ 1,400

Returns Based on Rental Income	£1,250	£1,400
Mortgage Payments on £181,500.00 @ 5%	£756.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£125.00	£140.00
<b>Total Monthly Costs</b>	<b>£896.25</b>	<b>£911.25</b>
<b>Monthly Net Income</b>	<b>£353.75</b>	<b>£488.75</b>
<b>Annual Net Income</b>	<b>£4,245.00</b>	<b>£5,865.00</b>
<b>Net Return</b>	<b>5.59%</b>	<b>7.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,065.00**  
Adjusted To

Net Return                      **4.04%**

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

Annual Net Income      **£2,235.00**  
Adjusted To

Net Return                      **2.94%**

# 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 £259,950.



£259,950

## 4 bedroom end of terrace house for sale

+ Add to report

Park Road, Haltwhistle, Northumberland, NE49

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2020 to 23 Feb 2021 (286 days) by Red Hot Property, Hexham



£240,000

## 3 bedroom apartment for sale

+ Add to report

Haltwhistle, Northumberland, NE49

CURRENTLY ADVERTISED

Marketed from 28 Oct 2025 by youngsRPS, Hexham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 pm based on the analysis carried out by our letting team at **Let Property Management**.



## 4 bedroom detached house

+ Add to report

Gilsland, Brampton, Northumberland, CA8

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2023 to 14 Sep 2023 (29 days) by George F.White, Alnwick

£1,500 pcm



## 4 bedroom detached house

+ Add to report

Chapel House, Bardon Mill, Hexham, Northumberland

NO LONGER ADVERTISED

LET AGREED






Marketed from 3 Jun 2024 to 4 Jun 2024 (1 days) by Finest, North East

£1,200 pcm

# 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: **6 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.



**LETPROPERTY**