

LET PROPERTY PACK

INVESTMENT INFORMATION

Boldon Lane, South
Shields, NE34

221038950

 www.letproperty.co.uk





Property Description

Our latest listing is in Boldon Lane, South Shields, NE34

Get instant cash flow of **£850** per calendar month with a **7.3%** Gross Yield for investors.

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...



Boldon Lane, South
Shields, NE34

221038950



Property Key Features

3 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £140,000.

ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge

£7,300

Legal Fees

£1,000

Total Investment

£148,300

Projected Investment Return



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



Returns Based on Rental Income	£850
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£85.00
Total Monthly Costs	£100.00
Monthly Net Income	£750.00
Annual Net Income	£9,000.00
Net Return	6.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,300**
Adjusted To

Net Return **4.92%**



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 £150,000.



£150,000

3 bedroom semi-detached house for sale

+ Add to report

Biddick Hall Drive, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Dec 2024 to 17 Jun 2025 (181 days) by Andrew Craig, South Shields



£144,000

3 bedroom semi-detached house for sale

+ Add to report

Ashley Road, South Shields

NO LONGER ADVERTISED

Marketed from 20 Dec 2024 to 14 Nov 2025 (329 days) by Homewise, Covering Tyne & Wear

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 pm based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

+ Add to report

Wansbeck Mews, South Shields, Tyne And Wear, NE34

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 18 Jul 2025 (25 days) by Reeds Rains Lettings, Hebburn



£875 pcm

3 bedroom detached house

+ Add to report

Wadham Terrace, South Shields, South Tyneside

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2025 to 14 Oct 2025 (83 days) by Safe & Secure Properties, Houghton Le Spring

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

Boldon Lane, South Shields, NE34

221038950

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