

LET PROPERTY PACK

INVESTMENT INFORMATION

Arklecrag, Washington,
NE37

227029585

 www.letproperty.co.uk





Property Description

Our latest listing is in Arklecrag, Washington, NE37

Get instant cash flow of **£600** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£667** which would provide the investor a Gross Yield of **11.2%** 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...



Arklecrag, Washington,
NE37

227029585



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £112.00 PM

Ground Rent: £80.00 PM

Lease Length: 99 years

Current Rent: £600

Market Rent: £667

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £71,300.00 and borrowing of £53,475.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 71,300.00

25% Deposit £17,825.00

SDLT Charge £3,565

Legal Fees £1,000.00

Total Investment £22,390.00

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 £600 per calendar month but the potential market rent is

£ 667

Returns Based on Rental Income	£600	£667
Mortgage Payments on £53,475.00 @ 5%	£222.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£112.00	
Ground Rent	£80.00	
Letting Fees	£60.00	£66.70
Total Monthly Costs	£489.81	£496.51
Monthly Net Income	£110.19	£170.49
Annual Net Income	£1,322.25	£2,045.85
Net Return	5.91%	9.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£711.85**
Adjusted To

Net Return **3.18%**

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

Annual Net Income **£1,936.35**
Adjusted To

Net Return **8.65%**

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 £80,000.



£80,000

2 bedroom flat for sale

[+ Add to report](#)

Drumaldrace, Mayfield, Washington, NE37

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2022 to 8 Feb 2024 (463 days) by Riverside Residential Property Services, Washington



£75,000

2 bedroom flat for sale

[+ Add to report](#)

Ennerdale, Albany Washington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Apr 2026 by Swift Moves, Washington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

[+ Add to report](#)

Parsons House, Parsons Road, Washington

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Apr 2026 to 2 Jul 2026 (90 days) by Toast Estates, Durham

£850 pcm



2 bedroom flat

[+ Add to report](#)

Drumaldrace, Mayfield, Washington

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 May 2026 to 7 Jul 2026 (63 days) by Swift Moves, Washington

£695 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**



Current term of tenancy: **2 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Arklecrag, Washington, NE37

227029585

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