


LET PROPERTY PACK

INVESTMENT INFORMATION

Westgarth, Newcastle
Upon Tyne, NE5 4NX

227057570

 www.letproperty.co.uk





Property Description

Our latest listing is in Westgarth, Newcastle Upon Tyne, NE5 4NX

Get instant cash flow of **£625** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.5%** 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

2 bedrooms

1 bathrooms

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: £0

Lease Length: 959 years

Current Rent: £625

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £625.00 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£625.00	£850.00
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£62.50	£85.00
Total Monthly Costs	£452.50	£475.00
Monthly Net Income	£172.50	£375.00
Annual Net Income	£2,070.00	£4,500.00
Net Return	5.59%	12.16%

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 **£2,800.00**
Adjusted To

Net Return **7.57%**

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



Annual Net Income **£2,700.00**
Adjusted To

Net Return

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 £120,000.

 <p>£120,000</p>	<p>2 bedroom flat for sale</p> <p>Westgarth, Whorlton Grange, Newcastle upon Tyne, NE5</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 4 Nov 2025 to 20 Feb 2026 (108 days) by Goodfellows, West Denton</p> <p>+ Add to report</p>
 <p>£99,950</p>	<p>2 bedroom flat for sale</p> <p>St. Marks Court, Newcastle upon Tyne, Tyne and Wear, NE5</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 17 Mar 2025 to 26 Nov 2025 (254 days) by YOUR MOVE Chris Stonock, West Denton</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£825 pcm</p>	<p>2 bedroom apartment</p> <p>Westgarth, Whorlton Grange, Westerhope, Newcastle Upon Tyne</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 11 Jun 2026 by Goodfellows, West Denton</p>	<p>+ Add to report</p>
 <p>£825 pcm</p>	<p>2 bedroom apartment</p> <p>Westgarth, Whorlton Grange, Newcastle Upon Tyne</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 5 May 2026 to 12 Jun 2026 (37 days) by Goodfellows, West Denton</p>	<p>+ Add to report</p>

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: **5 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.



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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.



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