

# LET PROPERTY PACK

## INVESTMENT INFORMATION

College Road, Ashington,  
NE63

222874851

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





## Property Description

Our latest listing is in College Road, Ashington, NE63

Get instant cash flow of **£314** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£537** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



College Road, Ashington,  
NE63

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Good Condition**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: £0.83 pm**

**Lease Length: 90 years**

**Current Rent: £314**

**Market Rent: £537**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £52,000.

## ASSUMED PURCHASE PRICE

£ 52,000

SDLT Charge	£2,600
Legal Fees	£1,000
Total Investment	£55,600

# Projected Investment Return



The monthly rent of this property is currently set at £314 per calendar month but the potential market rent is

£ 537

Returns Based on Rental Income	£314	£537
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.83	
Letting Fees	£31.40	£53.70
<b>Total Monthly Costs</b>	<b>£47.23</b>	<b>£69.53</b>
<b>Monthly Net Income</b>	<b>£266.77</b>	<b>£467.47</b>
<b>Annual Net Income</b>	<b>£3,201.24</b>	<b>£5,609.64</b>
<b>Net Return</b>	<b>5.76%</b>	<b>10.09%</b>

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      **£4,536**  
Adjusted To

Net Return                      **8.16%**

# 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 £75,000.



£75,000

## 2 bedroom apartment for sale

+ Add to report

Milburn Road, Ashington

NO LONGER ADVERTISED

Marketed from 8 Sep 2022 to 14 Dec 2022 (97 days) by Lennon Properties, North East



£62,495

## 2 bedroom flat for sale

+ Add to

Broomlee, Ashington - Two Bedroom First Floor Flat

NO LONGER ADVERTISED

Marketed from 23 Jul 2020 to 18 Nov 2020 (118 days) by Mike Rogerson Estate Agents, Ashington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 1 bedroom flat

Somerset Close, Ashington, NE63

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 7 Feb 2024 (19 days) by OpenRent, London

+ Add to report



£525 pcm

## 1 bedroom apartment

Woodhorn Drive, Choppington, Northumberland, NE62 5EP

NO LONGER ADVERTISED

Marketed from 14 May 2025 to 28 May 2025 (13 days) by Pattinson Estate Agents, Ashington

+ Add to report

# 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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College Road, Ashington, NE63

PROPERTY ID: 222874851

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**