

LET PROPERTY PACK

INVESTMENT INFORMATION

Welbeck Road, Newcastle
Upon Tyne, NE6

222169711

 www.letproperty.co.uk





Property Description

Our latest listing is in Welbeck Road, Newcastle Upon Tyne, NE6

Get instant cash flow of **£540** per calendar month with a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£791** which would provide the investor a Gross Yield of **15.1%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Welbeck Road, Newcastle
Upon Tyne, NE6

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Living Spaces

Well-Equipped Fitted Kitchen

Factor Fees: £17.00 PM

Ground Rent: £0.80 PM

Lease Length: 101 years

Current Rent: £540

Market Rent: £791

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £63,000.

ASSUMED PURCHASE PRICE

£ 63,000

SDLT Charge £3,150

Legal Fees £1,000

Total Investment £67,150

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 £540 per calendar month but the potential market rent is



£ 791

Returns Based on Rental Income	£540	£791
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£17.00	
Ground Rent	£0.80	
Letting Fees	£54.00	£79.10
Total Monthly Costs	£86.80	£111.90
Monthly Net Income	£453.20	£679.10
Annual Net Income	£5,438.40	£8,149.20
Net Return	8.10%	12.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,567**
Adjusted To

Net Return **9.78%**

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 £70,000.



£70,000

1 bedroom apartment for sale

+ Add to report

Walpole Street, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 to 8 Jan 2026 (432 days) by next2buy, Wallsend

** Price Guide £70,000 to £80,000 ** | One Bedroom Ground Floor Flat | Private Yard & Off Street



£69,950

1 bedroom flat for sale

+ Add to report

The Avenue, Wallsend, North Tyneside

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Aug 2024 to 5 Feb 2025 (167 days) by Fresh Property Centre, North Shields

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**.



£850 pcm

1 bedroom apartment

+ Add to report

Lime Square, City Road, Newcastle upon Tyne, Tyne and Wear, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Mar 2025 to 23 Apr 2025 (51 days) by Living Spaces, Newcastle Upon Tyne



£800 pcm

1 bedroom flat

+ Add to report

Meldon Terrace, Heaton, Newcastle upon Tyne, NE6 5XP

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2024 to 9 Jul 2024 (33 days) by City and Suburb, Heaton

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

Welbeck Road, Newcastle Upon Tyne, NE6

PROPERTY ID: 222169711

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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