

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grey Street, Newcastle Upon Tyne, NE1

209150888











#### **Property Description**

Our latest listing is in Grey Street, Newcastle Upon Tyne, NE1

Get instant cash flow of £50,833 per calendar month with a 5.3% Gross Yield for investors.

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...







Grey Street, Newcastle Upon Tyne, NE1



Office Building Unit

**Private Meeting Rooms** 

**Large Primary Business Area** 

**Parking Spaces Available** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £50,833

209150888

### **Private Meeting Rooms**









#### **Kitchen**



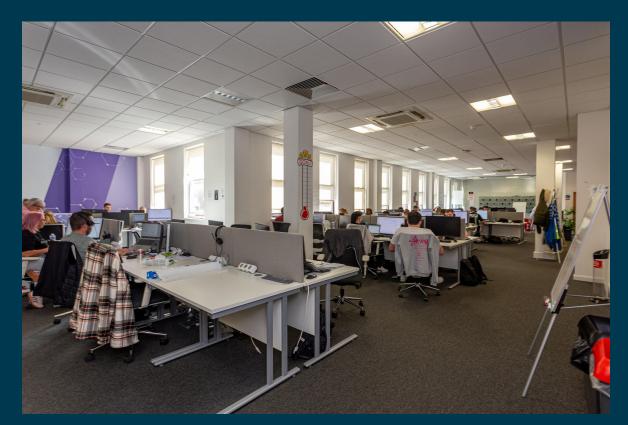






### **Office Area**









## **Diner**









#### **Exterior**









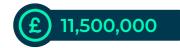
#### **Initial Outlay**





Figures based on assumed purchase price of £11,500,000 and borrowing of £8,625,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£2,875,000.00** 

SDLT Charge **£1,636,250** 

Legal Fees £1,000.00

Total Investment £4,512,250.00

#### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £50,833 per calendar month.

Returns Based on Rental Income	£50,833
Mortgage Payments on £8,625,000.00 @ 5%	£35,937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£5,083.30
Total Monthly Costs	£41,035.80
Monthly Net Income	£9,797.20
Annual Net Income	£117,566.40
Net Return	<b>2.61</b> %

#### Return Stress Test Analysis Report





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

Annual Net Income

-£431,430.00

Adjusted To

Net Return

-9.56%

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

Annual Net Income

-£603,930.00

**Adjusted To** 

Net Return

-13.38%

#### **Current Tenant Profile**



As this property is currently tenanted, 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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Grey Street, Newcastle Upon Tyne, NE1



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.