

LET PROPERTY PACK

INVESTMENT INFORMATION

Grey Street, Newcastle
Upon Tyne, NE1

209150888

 www.letproperty.co.uk





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...



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Property Key Features

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

Private Meeting Rooms



Kitchen



Office Area



Diner



Exterior





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

£ 11,500,000

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



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



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.



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	TBC
Ground Rent	TBC
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	2.61%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£431,430.00**

Net Return **-9.56%**

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






Annual Net Income Adjusted To **-£603,930.00**

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**
-  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.



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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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