

# LET PROPERTY PACK

## INVESTMENT INFORMATION

London Road, Newcastle  
Under Lyme ST5 1LZ

211560293

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





## Property Description

Our latest listing is in London Road, Newcastle Under Lyme ST5 1LZ

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

**With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!**

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



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## Property Key Features

**1 bedroom**

**1 bathroom**

**Good condition**

**Easy access to local amenities**

**Factor Fees: £117.00**

**Ground Rent: £350.00**

**Lease Length: 250.00**

**Market Rent: £550**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	<b>£18,750.00</b>
SDLT Charge	<b>£2,250</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£22,000.00</b>

# 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.



<b>Returns Based on Rental Income</b>	<b>£550</b>
Mortgage Payments on £56,250.00 @ 5%	<b>£234.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£117.00</b>
Ground Rent	<b>£29.00</b>
Letting Fees	<b>£55.00</b>
<b>Total Monthly Costs</b>	<b>£450.38</b>
<b>Monthly Net Income</b>	<b>£99.63</b>
<b>Annual Net Income</b>	<b>£1,195.50</b>
<b>Net Return</b>	<b>5.43%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£95.50**  
Adjusted To

Net Return                      **0.43%**

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


Annual Net Income      **£418.50**  
Adjusted To

Net Return                      **1.90%**

# 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 £73,500.



**1 bedroom flat for sale** [+ Add to report](#)

Student Investment property, One London Road, ST5


**NO LONGER ADVERTISED**

Marketed from 3 Nov 2022 to 26 Mar 2024 (508 days) by eXp UK, North West

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Quote Ref: JS0070 | Block 2 of this Popular Development | Fantastic Location Close to the Royal S...

£73,500



**1 bedroom flat for sale** [+ Add to report](#)

One London Road, Newcastle

**CURRENTLY ADVERTISED** **UNDER OFFER**

Marketed from 16 May 2023 by Follwells Ltd, Newcastle-Under-Lyme

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Investment Opportunity | Modern Studio Apartment | 5 Minutes Walk of Town Centre | Allocated

£70,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Brunswick Court, Newcastle

NO LONGER ADVERTISED

Marketed from 14 Mar 2021 to 3 Oct 2024 (1298 days) by Butters John Bee - Lettings, Newcastle Under Lyme

£750 pcm

+ Add to report



1 bedroom flat

Windsor Court, Newcastle Under Lyme

NO LONGER ADVERTISED

Marketed from 25 May 2022 to 9 Apr 2024 (685 days) by Butters John Bee - Lettings, Newcastle Under Lyme



£740 pcm

+ Add to report

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**