

LET PROPERTY PACK

INVESTMENT INFORMATION

Girtin Road, South Shields,
NE34

211451274

 www.letproperty.co.uk





Property Description

Our latest listing is in Girtin Road, South Shields, NE34

Get instant cash flow of **£525** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.7%** 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...



Girtin Road, South
Shields, NE34

211451274



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 93,000.00

25% Deposit	£23,250.00
SDLT Charge	£2,790
Legal Fees	£1,000.00
Total Investment	£27,040.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£525	£750
Mortgage Payments on £69,750.00 @ 5%	£290.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£52.50	£75.00
Total Monthly Costs	£358.13	£380.63
Monthly Net Income	£166.88	£369.38
Annual Net Income	£2,002.50	£4,432.50
Net Return	7.41%	16.39%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,932.50**
Adjusted To

Net Return **10.85%**

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

Annual Net Income **£3,037.50**
Adjusted To

Net Return **11.23%**

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 £149,950.



£149,950

3 bedroom terraced house for sale

+ Add to report

Moreland Road, South Shields

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Oct 2022 to 13 Jun 2023 (227 days) by Andrew Craig, South Shields



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Gainsborough Avenue, South Shields

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Sep 2024 by Andrew Craig, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house

+ Add to report

Copley Avenue, South Shields

NO LONGER ADVERTISED

Marketed from 20 Jul 2024 to 21 Aug 2024 (31 days) by Andrew Craig, South Shields



£825 pcm

3 bedroom terraced house

+ Add to report

Renoir Gardens, Whiteleas, South Shields, Tyne and Wear, NE34 8HT

NO LONGER ADVERTISED






LET AGREED

Marketed from 3 Jul 2024 to 26 Jul 2024 (23 days) by Pattinson Estate Agents, South Shields

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: **5 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

Girtin Road, South Shields, NE34

211451274

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