

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Milburn Road, Ashington,  
NE63 0NF

212049996

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





## Property Description

Our latest listing is in Milburn Road, Ashington, NE63 0NF

Get instant cash flow of **£575** per calendar month with a **8.6%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Ashington, it will make for a reliable long term investment for an investor.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Spacious Kitchen**

**Factor Fees: TBC**

**Ground Rent: £10 P/Annum**

**Lease Length: TBC**

**Current Rent: £575**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£2,400
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£23,400.00</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.



Returns Based on Rental Income	<b>£575</b>
Mortgage Payments on £60,000.00 @ 5%	<b>£250.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>£10 P/Annum</b>
Letting Fees	<b>£57.50</b>
<b>Total Monthly Costs</b>	<b>£322.50</b>
<b>Monthly Net Income</b>	<b>£252.50</b>
<b>Annual Net Income</b>	<b>£3,030.00</b>
<b>Net Return</b>	<b>12.95%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,880.00**  
Adjusted To

Net Return                      **8.03%**

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

Annual Net Income      **£1,830.00**  
Adjusted To

Net Return                      **7.82%**

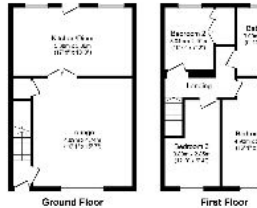
# Sale Comparables Report



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 £90,000.



£90,000



View floor plan

## 3 bedroom terraced house for sale

+ Add to report

Sycamore Street, Ashington, Northumberland, NE63 0BD

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jan 2024 to 23 Aug 2024 (223 days) by Pattinson Estate Agents, Ashington

Extended Terraced House | Three Bedrooms | Beautifully Presented | Integrated Kitchen/Diner | No ...

Sold price history:

[View](#)

23/07/1999

£30,500

EPC:

[View](#)

(Approx.) Sqft: **850 sq ft**

Price (£) per sqft: **£105.84**

View floor plan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

## 3 bedroom terraced house

+ Add to report

Pont Street, Ashington, NE63

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jul 2024 to 12 Aug 2024 (38 days) by Lennon Properties, North East

Lennon Properties bring to the rental market this well presented three bedroom Mid Terrace on Pon...



# 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.



**LETPROPERTY**