

LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Terrace, Newcastle
Under Lyme, ST5

212973787

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Terrace, Newcastle Under Lyme, ST5

Get instant cash flow of **£600** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£801** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 bedrooms

2 bathrooms

Well Maintained Property

Spacious Rooms

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £801

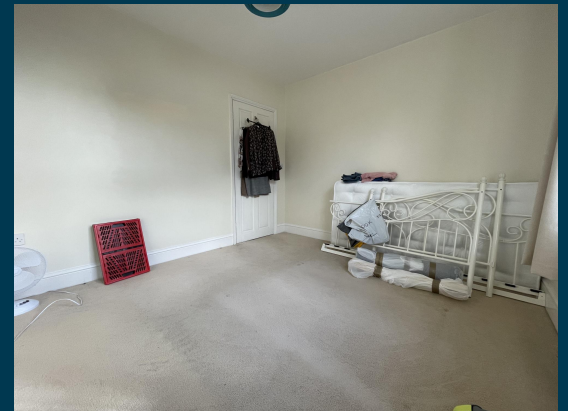
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

| | |
|------------------|------------|
| 25% Deposit | £37,500.00 |
| SDLT Charge | £4,500 |
| Legal Fees | £1,000.00 |
| Total Investment | £43,000.00 |

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 801

| Returns Based on Rental Income | £600 | £801 |
|---------------------------------------|----------------|------------------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | £0.00 | |
| Letting Fees | £60.00 | £80.10 |
| Total Monthly Costs | £543.75 | £563.85 |
| Monthly Net Income | £56.25 | £237.15 |
| Annual Net Income | £675.00 | £2,845.80 |
| Net Return | 1.57% | 6.62% |

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 **£1,243.80**
Adjusted To

Net Return **2.89%**

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

Annual Net Income **£595.80**
Adjusted To

Net Return **1.39%**

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 £160,000.



2 bedroom end of terrace house for sale

+ Add to report

Reeves Avenue, Newcastle, Staffordshire, ST5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 3 Aug 2024 by Reeds Rains, Newcastle under Lyme



2 bedroom end of terrace house for sale

+ Add to report

Hempstalls Grove, Newcastle-under-Lyme

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jun 2024 to 14 Nov 2024 (152 days) by Findahome Online Ltd, Stoke-on-Trent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom end of terrace house

+ Add to report

Pebble Mill Street, Stoke-On-Trent, ST1

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by Leaders Lettings, Hartshill



£925 pcm

2 bedroom end of terrace house

+ Add to report

Clydesdale Avenue, Chesterton, Newcastle

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2024 to 30 Aug 2024 (15 days) by Stephenson Browne Ltd, Newcastle Under Lyme

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: **3 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.



 www.letproperty.co.uk

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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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