

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wensleydale, Wallsend,  
NE28 8TW

213106749

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





## Property Description

Our latest listing is in Wensleydale, Wallsend, NE28 8TW

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.3%** 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

1 bedroom

1 bathroom

Ideal for First Time Buyers

Friendly Neighbourhood

Easy Access to Local Amenities

Factor Fees and Ground Rent: £90 pm

Lease Length: 50 years

Market Rent: £500

# Kitchen



# Bedrooms





# Bathroom



# Exterior





Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit	£14,500.00
SDLT Charge	£1,740
Legal Fees	£1,000.00
Total Investment	£17,240.00



# 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	£500
Mortgage Payments on £43,500.00 @ 5%	£181.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees and Ground Rent	£90.00
Letting Fees	£50.00
Total Monthly Costs	£336.25
Monthly Net Income	£163.75
Annual Net Income	£1,965.00
Net Return	11.40%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£965.00**  
Adjusted To

Net Return                      **5.60%**

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



Annual Net Income      **£1,095.00**  
Adjusted To

Net Return                      **6.35%**

# 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 £57,500.

 £57,500	<div>1 bedroom flat for sale</div> <div><a href="#">+ Add to report</a></div> <div>Welwyn Close, Wallsend, Tyne and Wear, NE28</div> <div><div>NO LONGER ADVERTISED</div><div>SOLD STC</div></div> <div>Marketed from 21 Jun 2023 to 5 May 2024 (318 days) by Benjamin Stevens, Edgware</div> <div>Available now   Investment Opportunity   One bedroom   First floor flat   Gardens Front &amp; Rear   ...</div>
 £55,000	<div>1 bedroom flat for sale</div> <div><a href="#">+ Add to report</a></div> <div>High Street, Gosforth, Newcastle upon Tyne, Tyne and Wear, NE3 1LL</div> <div><div>NO LONGER ADVERTISED</div><div>SOLD STC</div></div> <div>Marketed from 31 Jul 2024 to 14 Nov 2024 (105 days) by Pattinson Estate Agents, Gosforth</div> <div>One Bedroomed Apartment   Popular over 55 Development   Ground Floor   Council Tax Band A</div>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 525 based on the analysis carried out by our letting team at **Let Property Management**.



### 1 bedroom flat

Chelford Close, Wallsend

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 22 Dec 2023 to 19 Jan 2024 (28 days) by Bridgfords Lettings, Tynemouth

First floor flat | 1 bedroom | Furnished | Fully fitted bathroom with an electric shower | Ideal ...

[+ Add to report](#)



### 1 bedroom flat

Tynemouth Road, Wallsend, NE28

**NO LONGER ADVERTISED**

Marketed from 24 Mar 2024 to 27 Mar 2024 (2 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2031284

[+ 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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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