

LET PROPERTY PACK

INVESTMENT INFORMATION

Upper Barresdale, Alnwick,
NE66 1DR

210345300

 www.letproperty.co.uk





Property Description

Our latest listing is in Upper Barresdale, Alnwick, NE66 1DR

This property has a potential to rent for **£664** which would provide the investor a Gross Yield of **5.8%** 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...



Upper Barresdale,
Alnwick, NE66 1DR

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Property Key Features

3 bedrooms

2 bathrooms

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £664

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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	£664
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£66.40
Total Monthly Costs	£512.65
Monthly Net Income	£151.35
Annual Net Income	£1,816.20
Net Return	4.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£488.20**
Adjusted To

Net Return **1.23%**

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

Annual Net Income **-£253.80**
Adjusted To

Net Return **-0.64%**

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 £155,000.



£155,000

3 bedroom semi-detached house for sale

+ Add to report

Augur Terrace, Alnwick

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Oct 2023 to 28 Mar 2024 (155 days) by Rook Matthews Sayer, Alnwick

Tenure - Unregistered | EPC Rating E | Council Tax Band B | Semi-detached property | Three bedroo...



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Windsor Gardens, Alnwick, Northumberland, NE66

CURRENTLY ADVERTISED

Marketed from 20 Nov 2024 by Bradley Hall Chartered Surveyors & Estate Agents, Alnwick

Three bedrooms | Semi detached | Central Alnwick | Off street parking | Newly installed gas boile...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house + Add to report

Somerset Avenue, Peters Mill, Alnwick, Northumberland, NE66

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Dec 2023 to 11 Dec 2023 (3 days) by George F.White, Alnwick

£850 pcm

Three Bedrooms | Fully Integrated Dining Kitchen | Living Room | Downstairs w/c | Family Bathroom...



3 bedroom semi-detached house + Add to report

Arkle Court, Alnwick

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Sep 2024 to 12 Nov 2024 (48 days) by Rook Matthews Sayer, Alnwick





£650 pcm

Semi-detached | Three bedrooms | Garage, garden and driveway parking | Gas central heating | Unfu...

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.



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