

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chapel Court Newcastle  
Upon Tyne NE15 8NE

213107678

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





## Property Description

Our latest listing is in Chapel Court Newcastle Upon Tyne NE15 8NE

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **6.8%** 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...**



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £718**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 718



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	£550	£718
Mortgage Payments on £94,500.00 @ 5%	<b>£393.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£55.00</b>	<b>£71.80</b>
<b>Total Monthly Costs</b>	<b>£463.75</b>	<b>£480.55</b>
<b>Monthly Net Income</b>	<b>£86.25</b>	<b>£237.45</b>
<b>Annual Net Income</b>	<b>£1,035.00</b>	<b>£2,849.40</b>
<b>Net Return</b>	<b>2.85%</b>	<b>7.85%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,413.40**  
Adjusted To

Net Return                      **3.90%**

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

Annual Net Income      **£959.40**  
Adjusted To


Net Return                      **2.64%**



# 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 £129,500.



**2 bedroom terraced house for sale** [+ Add to report](#)


Hawthorn Terrace, Walbottle, Newcastle Upon Tyne

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 20 Mar 2024 to 28 Jun 2024 (99 days) by Goodfellows, West Denton

£129,500

32 Bed Mid Terraced House | Lovely Village Location | Well Presented | Sitting/Dining Room with F...



**2 bedroom terraced house for sale** [+ Add to report](#)

Manor Avenue, Newcastle Upon Tyne, NE15

**CURRENTLY ADVERTISED**

Marketed from 18 May 2024 by Yopa, Scotland & The North

£129,000

Great location | Kitchen/diner | Front garden | Parking to rear | Three bedrooms | Mid terrace house

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom terraced house

+ Add to report

Ryton, May Avenue

NO LONGER ADVERTISED

Marketed from 3 May 2024 to 7 May 2024 (3 days) by Rook Matthews Sayer, Ryton

Two Bedroom House | Popular Central Location | Old Ryton Village | Dining Kitchen | Garden & Yard...



£725 pcm

## 2 bedroom end of terrace house

+ Add to report

Whitehall Road, Newcastle upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED LET AGREED






Marketed from 25 May 2024 to 12 Jun 2024 (18 days) by YOUR MOVE Chris Stonock Lettings, West Denton

Two bedroom end terrace | Lovely edge of village location | Available from 15th May | Floor Area ...

# 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: **2 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.





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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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