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LET PROPERTY PACK

INVESTMENT INFORMATION

Brinkburn Street, South Shields, NE34 0JU

213648580

(www.letproperty.co.uk

LETPR@PERTY





Property Description

Our latest listing is in Brinkburn Street, South Shields, NE34 0JU

Get instant cash flow of £400 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £523 which would provide the investor a Gross Yield of 7.8% 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...

LETPR[®]PERTY





Brinkburn Street, South Shields, NE34 0JU

213648580

1 bedroomFac1 bathroomGroCood ConditionLeaEasy Access to Local AmenitiesCu

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Property Key Features

Factor Fees: TBC Ground Rent: £0.15 Lease Length: 55 Current Rent: £400 Market Rent: £523







Kitchen





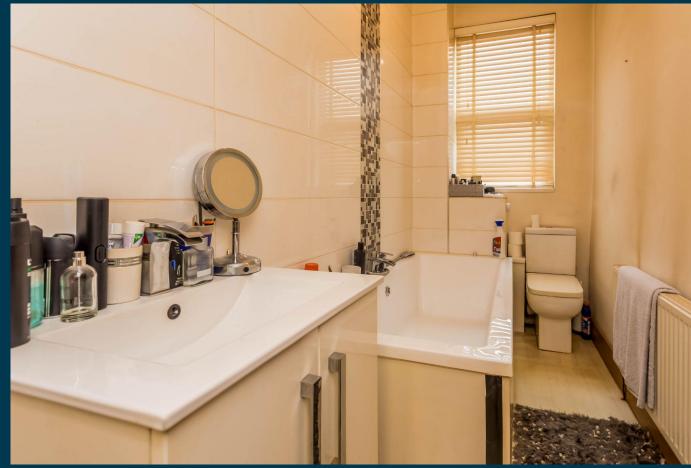
Bedrooms





Bathroom





Exterior



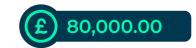






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



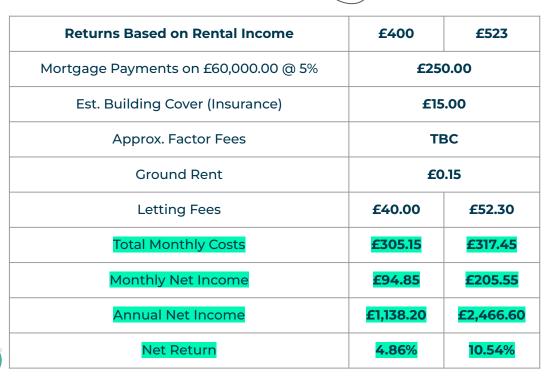
25% Deposit	£20,000.00
SDLT Charge	£2,400
Legal Fees	£1,000.00
Total Investment	£23,400.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is







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 **£1,420.60** Adjusted To

Net Return 6.07%

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

Annual Net Income **£1,268.40** Adjusted To

Net Return 5.42%

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 £140,000.







Marketed from 15 Jul 2024 to 13 Dec 2024 (150 days) by Pattinson Estate Agents, South Shields

£125,000

GROUND FLOOR FLAT | OVER LOOKING PARK | REFURBISHED AND IMPROVED | EARLY VIEWING IS FSSENTIAL



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**.



	1 bedroom flat	+ Add to report
	Cook Close, South Shields	
	CURRENTLY ADVERTISED LET AGREED	
5550 mm	Marketed from 15 Nov 2024 by Andrew Craig, South Shields	
£550 pcm	Unfurnished One Bedroom Flat Double Glazing & Electric Heating Close to Local Amenities & Tra	

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

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.



Current term of tenancy: 4 years+

Payment history: On time for length of tenancy





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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.



Call us on 0141 478 0985

