

LET PROPERTY PACK

INVESTMENT INFORMATION

Brinkburn Street, South
Shields, NE34 0JU

213648580

 www.letproperty.co.uk





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...



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Property Key Features

1 bedroom

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £0.15

Lease Length: 55

Current Rent: £400

Market Rent: £523

Lounge



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

£ 80,000.00

| | |
|-------------------------|-------------------|
| 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

£ 523



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 | £400 | £523 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £60,000.00 @ 5% | £250.00 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | £0.15 | |
| Letting Fees | £40.00 | £52.30 |
| Total Monthly Costs | £305.15 | £317.45 |
| Monthly Net Income | £94.85 | £205.55 |
| Annual Net Income | £1,138.20 | £2,466.60 |
| Net Return | 4.86% | 10.54% |

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.



£140,000

1 bedroom flat for sale

+ Add to report

Stanhope Road, South Shields

NO LONGER ADVERTISED

Marketed from 20 Apr 2024 to 8 Jul 2024 (79 days) by Linda Leary Estate Agents, East Boldon

Freehold, Ground Floor Flat | Fabulous Period Features | Double Bedroom | Living Room | Dining Ro...



£125,000

1 bedroom ground floor flat for sale

+ Add to report

Stanhope Road, West park, South Shields, Tyne and Wear, NE33 4RT

NO LONGER ADVERTISED

SOLD STC

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

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

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

Gordon Road, South Shields, NE34

NO LONGER ADVERTISED

Marketed from 22 Aug 2024 to 30 Aug 2024 (8 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2186430



1 bedroom flat + Add to report

Cook Close, South Shields

CURRENTLY ADVERTISED **LET AGREED**






Marketed from 15 Nov 2024 by Andrew Craig, South Shields

Unfurnished One Bedroom Flat | Double Glazing & Electric Heating | Close to Local Amenities & Tra...

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: **4 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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