

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dykefield Avenue,  
Newcastle Upon Tyne, NE3

213438828

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





## Property Description

Our latest listing is in Dykefield Avenue, Newcastle Upon Tyne, NE3

Get instant cash flow of **£800** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



Dykefield Avenue,  
Newcastle Upon Tyne,  
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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £800**

**Market Rent: £900**

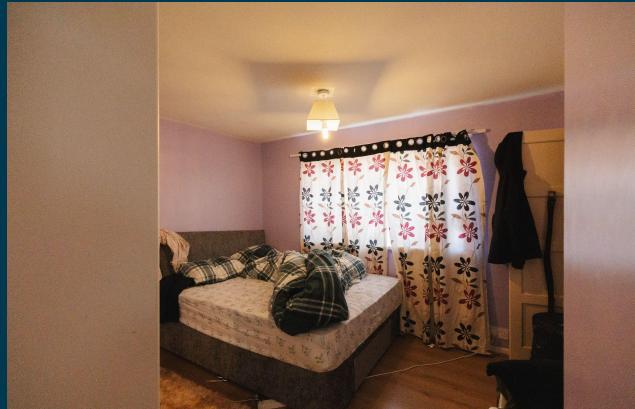
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

# Projected Investment Return



LET PROPERTY



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.



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£800	£900
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£80.00	£90.00
Total Monthly Costs	£563.75	£573.75
Monthly Net Income	£236.25	£326.25
Annual Net Income	£2,835.00	£3,915.00
Net Return	6.59%	9.10%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£2,115.00</b>
Adjusted To	
Net Return	<b>4.92%</b>

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

Annual Net Income	<b>£1,665.00</b>
Adjusted To	
Net Return	<b>3.87%</b>

# 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 £160,000.00.

 3 bedroom property for sale [+ Add to report](#)

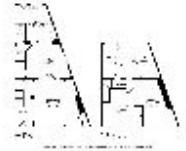
Agnes Maria Street, Coxlodge, Newcastle upon Tyne, Tyne and Wear, NE3 3XD

**CURRENTLY ADVERTISED**

Marketed from 9 Jan 2025 by Pattinson Estate Agents, Gosforth

**£160,000**

THREE BEDROOM EXTENDED HOME | DOUBLE GLAZING & GAS FIRED CENTRAL HEATING | FREEHOLD WITH NO ONWARD CHAIN

 [View floor plan](#)

 **Sold price history:** [View](#)  
12/05/2000 £35,000

 **EPC:** [View](#)

(Approx.) Sqft: 1,292 sq ft Price (£) per sqft: £123.87

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

Eland Close, Newcastle upon Tyne, Tyne and Wear, NE3 3XD

**CURRENTLY ADVERTISED**

Marketed from 2 Dec 2024 by Reeds Rains, Gosforth

**£160,000**

OFF-street driveway parking and garage with utility space and storage. | Neutral tones throughout...

# Rent Comparables Report



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This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

 **3 bedroom terraced house** + Add to report

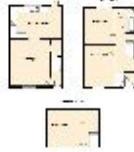
Lambert Square, Coxlodge, Newcastle Upon Tyne

**CURRENTLY ADVERTISED**

Marketed from 4 Dec 2024 by Jan Forster Estates, Gosforth

**£900 pcm**

Three Bedrooms | Available January 2025 | Unfurnished | Terraced House | Council Tax Band \*A\* | G...

 **Sold price history:** View

25/04/2008	£98,000
10/12/2001	£47,000
29/10/1999	£44,950

 **EPC:** View

(Approx.) Sqft: **861 sq ft** Price (£) per sqft: **£1.05**

 **3 bedroom semi-detached house** + Add to report

Ascot Walk, Kingston Park, Newcastle Upon Tyne, NE3

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 2 Dec 2024 by Paul Robson, Gosforth

\*\*Unfurnished Three Bedroom Home\*\* Dining Kitchen\*\* Available 14th January\*\* A two storey end-link ...

# 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: **5 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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