

LET PROPERTY PACK

INVESTMENT INFORMATION

Dykefield Avenue,
Newcastle Upon Tyne, NE3

213438828

 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...



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NE3

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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

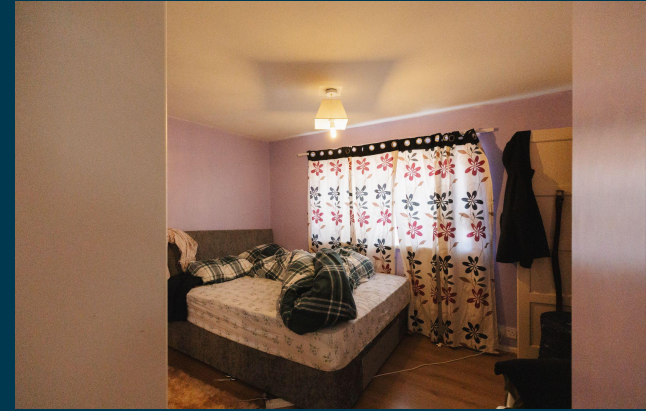
Lounge



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



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 **£2,115.00**
Adjusted To

Net Return **4.92%**

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


Annual Net Income **£1,665.00**
Adjusted To

Net Return **3.87%**

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

THREE BEDROOM EXTENDED HOME | DOUBLE GLAZING & GAS FIRED CENTRAL HEATING | FREEHOLD WITH NO ONWAR...

£160,000




[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

CURRENTLY ADVERTISED

Marketed from 2 Dec 2024 by Reeds Rains, Gosforth


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

£160,000


Rent Comparables Report



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**.



£900 pcm



[View floor plan](#)

3 bedroom terraced house

Lambert Square, Coxlodge, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 4 Dec 2024 by Jan Forster Estates, Gosforth

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
20/10/1999	£44,950

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

[+ Add to report](#)



£900 pcm

3 bedroom semi-detached house

Ascot Walk, Kingston Park, Newcastle Upon Tyne, NE3

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 2 Dec 2024 by Pat Robson, Gosforth

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

[+ Add to report](#)

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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