

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Deanery Street, Bedlington, NE22

212796425











#### **Property Description**

Our latest listing is in Deanery Street, Bedlington, NE22

Get instant cash flow of £820 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.7% 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...







Deanery Street, Bedlington, NE22



3 Bedrooms

1 Bathroom

**Well Maintained Property** 

**Spacious Rooms** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £820** 

Market Rent: £1,000

212796425

# Lounge







# Kitchen









# Bedrooms









## **Exterior**







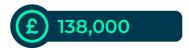


## **Initial Outlay**





**ASSUMED PURCHASE PRICE** 



SDLT Charge £4,140

Legal Fees £1,000

Total Investment £143,140

Outlay figures based on assumed cash purchase of £50,000.

#### **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 £820 per calendar month but the potential market rent is

Returns Based on Rental Income	£820	£1,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	ТВС	
Letting Fees	£82.00	£100.00
Total Monthly Costs	£127.00	£145.00
Monthly Net Income	£693.00	£855.00
Annual Net Income	£8,316.00	£10,260.00
Net Return	5.81%	7.17%

## Return Stress Test Analysis Report





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

Annual Net Income £8,260

Adjusted To

Net Return 5.77%

### 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 £200,000.



3 bedroom detached house for sale

+ Add to report

Hartford Court, Bedlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2024 to 8 Oct 2024 (81 days) by Rook Matthews Sayer, Bedlington





3 bedroom detached house for sale

+ Add to report

Hartford Road East, Bedlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2022 to 23 Jun 2022 (110 days) by Rook Matthews Sayer, Bedlington

£200,000

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



#### 3 bedroom detached house

+ Add to report

Ayton Court, Bedlington, Northumberland, Bedlington, NE22 6NS

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 1 Nov 2024 (45 days) by Pattinson Estate Agents, Bedlington

£1,250 pcm



#### 3 bedroom detached house

+ Add to report

The Wynding, Bedlington, Northumberland, NE22 6HW

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Sep 2023 to 18 Dec 2023 (81 days) by Pattinson Estate Agents, Bedlington

£950 pcm

#### **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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Deanery Street, Bedlington, NE22



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.