

LET PROPERTY PACK

INVESTMENT INFORMATION

Haydon Close, Newcastle
Upon Tyne, NE3

213883401

 www.letproperty.co.uk





Property Description

Our latest listing is in Haydon Close, Newcastle Upon Tyne, NE3

Get instant cash flow of **£550** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **8.2%** 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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Upon Tyne, NE3

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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £67 pm

Ground Rent: £10 pa

Lease Length: 109 Years

Current Rent: £550

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£2,850
Legal Fees	£1,000.00
Total Investment	£27,600.00

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 £550 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£550	£650
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£66.66	
Ground Rent	£0.83	
Letting Fees	£55.00	£65.00
Total Monthly Costs	£434.37	£444.37
Monthly Net Income	£115.64	£205.64
Annual Net Income	£1,387.62	£2,467.62
Net Return	5.03%	8.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,167.62**
Adjusted To

Net Return **4.23%**

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


Annual Net Income **£1,052.58**
Adjusted To

Net Return **3.81%**

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 £100,000.00.



2 bedroom flat for sale [+ Add to report](#)


Fern Avenue, Fawdon, Newcastle Upon Tyne

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 5 Sep 2024 by Hive Estates, Newcastle upon Tyne

Upper two bedroom flat in Fawdon | Two well-sized bedrooms | Contemporary well configured kitchen...

£100,000




[View floor plan](#)

Sold price history: [View](#)

19/03/2015	£80,000
10/07/2009	£65,000

EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (€) per sqft: **€154.84**



2 bedroom apartment for sale [+ Add to report](#)

Falstone Square, Coxlodge

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 27 Nov 2024 (131 days) by Andrew Craig, Gosforth





Immaculate Throughout | Stunning Private Garden | Ideally Located | Spacious Upper Flat | Referen...

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£650 pcm</p>	<p>2 bedroom maisonette + Add to report</p> <p>Witton Court, Newcastle Upon Tyne</p> <p>CURRENTLY ADVERTISED LET AGREED</p> <p>Marketed from 16 Jan 2025 by Rook Matthews Sayer, Gosforth</p> <p>Spacious top floor maisonette Two bedrooms Benefits from a range of modern fixtures and fitti...</p> <p> Sold price history: View</p> <table><tr><td>14/10/2022</td><td>£61,000</td></tr><tr><td>07/10/2005</td><td>£81,000</td></tr><tr><td>02/08/2002</td><td>£34,950</td></tr></table> <p> EPC: View</p> <p>(Approx.) Sqft: 732 sq ft Price (£) per sqft: £0.89</p>	14/10/2022	£61,000	07/10/2005	£81,000	02/08/2002	£34,950
14/10/2022	£61,000						
07/10/2005	£81,000						
02/08/2002	£34,950						
 <p>£650 pcm</p>	<p>2 bedroom flat + Add to report</p> <p>Craster Square, Newcastle Upon Tyne, NE3</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 7 Dec 2024 to 10 Dec 2024 (3 days) by OpenRent, London</p> <p>NO LONGER ADVERTISED</p>						

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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