

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashfield Mews, Wallsend,
NE28

0191 418 68

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashfield Mews, Wallsend, NE28

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **11.0%** 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...



LET PROPERTY



Ashfield Mews, Wallsend,
NE28

219141868



Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: £140.00 PM

Ground Rent: £12.50 PM

Lease Length: 130 years

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£900
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£140.00
Ground Rent	£12.50
Letting Fees	£90.00
Total Monthly Costs	£563.75
Monthly Net Income	£336.25
Annual Net Income	£4,035.00
Net Return	13.27%

Return Stress Test Analysis Report



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

Annual Net Income	£2,235.00
Adjusted To	
Net Return	7.35%

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

Annual Net Income	£2,715.00
Adjusted To	
Net Return	8.93%

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 £137,500.



£137,500

2 bedroom flat for sale

+ Add to report

Station Road, Benton, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2024 to 26 Nov 2024 (217 days) by Rook Matthews Sayer, Forest Hall

Top Floor Apartment | Two Bedrooms | Open Plan Living | Balcony | No Upper Chain | EPC Rating: C...



£135,000

2 bedroom apartment for sale

+ Add to report

Kings Vale, Wallsend

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 11 Jun 2025 by Signature, Whitley Bay

Two-bedroom | Apartment | Recently refurbished | Beautifully presented | Ample off-street parking...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom flat

+ Add to report

High Street, Wallsend, Newcastle upon Tyne, NE28 8PA

NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 4 Jul 2024 (20 days) by Newcastle Lettings, Newcastle



£925 pcm

2 bedroom terraced house

+ Add to report

Caesar Way, Wallsend, NE28

NO LONGER ADVERTISED

Marketed from 6 Jan 2025 to 12 Jan 2025 (5 days) by OpenRent, London



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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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