

LET PROPERTY PACK

INVESTMENT INFORMATION

Hampstead Rd Newcastle
Upon Tyne NE4

221798439

 www.letproperty.co.uk





Property Description

Our latest listing is in Hampstead Rd
Newcastle Upon Tyne NE4

Get instant cash flow of **£750** per calendar
month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£787**
which would provide the investor a Gross Yield
of **8.2%** 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...**



Hampstead Rd Newcastle
Upon Tyne NE4

221798439



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 972 years

Current Rent: £750

Market Rent: £787

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



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



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 787

Returns Based on Rental Income	£750	£787
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£78.70
Total Monthly Costs	£449.38	£453.08
Monthly Net Income	£300.63	£333.93
Annual Net Income	£3,607.50	£4,007.10
Net Return	10.16%	11.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,433.10**
Adjusted To

Net Return **6.85%**

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

Annual Net Income **£2,282.10**
Adjusted To

Net Return **6.43%**

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 £115,000.



£115,000

2 bedroom ground floor flat for sale

Wingrove Gardens, Newcastle Upon Tyne

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 May 2025 by Rook Matthews Sayer, Fenham



£115,000

2 bedroom apartment for sale

Wingrove Gardens, Fenham, Newcastle Upon Tyne, NE4

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2023 to 10 May 2024 (211 days) by Sarah Mains Residential Sales and Lettings, Newcastle

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom ground floor flat

Hampstead Road, Benwell, Newcastle Upon Tyne, NE4

CURRENTLY ADVERTISED

Marketed from 30 Nov 2016 by Property Stop, Newcastle upon Tyne



£800 pcm

2 bedroom flat

Hampstead Road, Newcastle upon Tyne, NE4

NO LONGER ADVERTISED

Marketed from 5 Sep 2025 to 15 Sep 2025 (10 days) by Newcastle Lettings, Newcastle

Current Tenant Profile



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: **1 year+**



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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