

LET PROPERTY PACK

INVESTMENT INFORMATION

Marsh Parade, Newcastle,
ST5

221899913

 www.letproperty.co.uk





Property Description

Our latest listing is in Marsh Parade, Newcastle, ST5

Get instant cash flow of **£675** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£721** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Marsh Parade, Newcastle,
ST5

221899913



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £98.00 PM

Ground Rent: £8.00 PM

Lease Length: 243 years

Current Rent: £675

Market Rent: £721

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 721

Returns Based on Rental Income	£675	£721
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£98.00	
Ground Rent	£8.00	
Letting Fees	£67.50	£72.10
Total Monthly Costs	£547.88	£552.48
Monthly Net Income	£127.13	£168.53
Annual Net Income	£1,525.50	£2,022.30
Net Return	4.30%	5.70%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£580.30**
Adjusted To

Net Return **1.63%**

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

Annual Net Income **£393.30**
Adjusted To

Net Return **1.11%**

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 £110,000.



£110,000

1 bedroom apartment for sale

[+ Add to report](#)

Marsh Parade, Newcastle Under Lyme, Staffordshire, ST5

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 19 May 2025 (73 days) by Pure, Manchester



£107,500

1 bedroom flat for sale

[+ Add to report](#)

Apartment 27, Marsh Box, Marsh Parade, Newcastle. ST5 1FA

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jun 2024 to 17 Jun 2025 (357 days) by Mark Buxton Estate Agents, Newcastle Under Lyme

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

1 bedroom apartment

+ Add to report

Marsh Box, 2 Marsh Parade, Newcastle under Lyme, Staffordshire, ST5

NO LONGER ADVERTISED

Marketed from 19 May 2025 to 22 Aug 2025 (95 days) by Rockett Home Rentals Ltd, Wolstanton

Modern furnished one bed executive apartment in Newcastle's newest luxury development. This stunning



£850 pcm

1 bedroom apartment

+ Add to report

Marsh Parade, Newcastle, Staffordshire, ST5

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2025 to 28 Aug 2025 (69 days) by Reeds Rains, Newcastle under Lyme

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for the length of tenancy**

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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221899913

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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