

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Terrace,
Bedlington, NE22

222487017

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Terrace, Bedlington, NE22

Get instant cash flow of **£585** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£591** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Victoria Terrace,
Bedlington, NE22

222487017



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 965 years

Current Rent: £585

Market Rent: £591

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 591

Returns Based on Rental Income	£585	£591
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£58.50	£59.10
Total Monthly Costs	£289.13	£289.73
Monthly Net Income	£295.88	£301.28
Annual Net Income	£3,550.50	£3,615.30
Net Return	16.36%	16.66%

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 **£2,433.30**
Adjusted To

Net Return **11.21%**

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

Annual Net Income **£2,580.30**
Adjusted To

Net Return **11.89%**

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 £69,950.



£69,950

1 bedroom terraced house for sale

+ Add to report

Brook Court, Bedlington, Northumberland, NE22 5DF

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2024 to 21 Feb 2025 (107 days) by Pattinson Estate Agents, Bedlington



£69,950

1 bedroom terraced house for sale

+ Add to report

Brook Court, Bedlington, Northumberland, NE22 5DF

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Sep 2024 to 26 Mar 2025 (191 days) by Pattinson Estate Agents, Bedlington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £628 based on the analysis carried out by our letting team at **Let Property Management**.



£628 pcm

1 bedroom flat

+ Add to report

Front Street East, Bedlington, Northumberland, NE22

NO LONGER ADVERTISED

Marketed from 11 Feb 2025 to 22 Dec 2025 (313 days) by Sanctuary Housing, Sanctuary Housing



£663 pcm

1 bedroom flat

+ Add to report

Woolsington Court, Bedlington, NE22 5UH

NO LONGER ADVERTISED

Marketed from 19 Mar 2025 to 15 Jan 2026 (302 days) by Sanctuary Housing, Sanctuary Housing

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: **3 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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