

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Avenue, Guide Post,  
Choppington, NE62 5PL

222309494

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in West Avenue, Guide Post, Choppington, NE62 5PL

Get instant cash flow of **£460** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£711** which would provide the investor a Gross Yield of **10.66%** if the rent was increased to market rate.

**With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



West Avenue, Guide Post,  
Choppington, NE62 5PL

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £460**

**Market Rent: £711**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is

£ 711



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



Returns Based on Rental Income	£460	£711
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.00	£71.10
Total Monthly Costs	£348.50	£373.60
Monthly Net Income	£111.50	£337.40
Annual Net Income	£1,338.00	£4,048.80
Net Return	4.68%	14.16%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,626.80**  
Adjusted To

Net Return                      **9.18%**

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

Annual Net Income      **£2,668.80**  
Adjusted To

Net Return                      **9.33%**

# 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 £105,000.



£105,000

## 2 bedroom semi-detached house for sale

+ Add to report

Olympia Avenue, Choppington

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jan 2025 to 25 Apr 2025 (87 days) by Mike Rogerson Estate Agents, Bedlington

Two Bedroom | Semi-Detached House | Open Plan Lounge Diner | Modern Kitchen | Driveway Parkin...



£100,000

## 2 bedroom semi-detached house for sale

+ Add to report

Green Lane, Ashington, NE63 8DF

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 to 16 Dec 2024 (44 days) by Harpers Property People, Powered by eXp UK, Bedlington

Semi Detached Property | Spacious Front Aspect Livingroom | Full Width Kitchen/Diner | French Doo...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom semi-detached house

+ Add to report

Eastgate, Scotland Gate, Choppington

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 27 May 2025 (66 days) by Signature, Whitley Bay

Signature North East proudly presents this refurbished two-bedroom semi-detached home in the hear...



£750 pcm

2 bedroom semi-detached house

+ Add to report

Warkworth Drive, Pegswood, Morpeth, NE61

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jul 2025 to 11 Sep 2025 (52 days) by Northwood, Benton

Semi detached | Refurbished | 2 bedrooms | Lounge | Kitchen | Rear garden

# 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 the last 2 years**



Payment history: **On time for 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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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.



**LETPROPERTY**