

LET PROPERTY PACK

INVESTMENT INFORMATION

West Avenue, Guide Post,
Choppington, NE62 5PL

222309494

 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...



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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



Initial Outlay



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



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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 £460 per calendar month but the potential market rent is

£ 711

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

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

+ Add to report



£100,000

2 bedroom semi-detached house for sale

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

+ Add to report

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

Eastgate, Scotland Gate, Choppington

+ Add to report

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.



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