

LET PROPERTY PACK

INVESTMENT INFORMATION

Pottery Terrace, Newport, NP20 2NX

222913600











Property Description

Our latest listing is in Pottery Terrace, Newport, NP20 2NX

Get instant cash flow of £650 per calendar month with a 8.3% Gross Yield for investors.

This property has a potential to rent for £896 which would provide the investor a Gross Yield of 11.4% 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...





Pottery Terrace, Newport, NP20 2NX



2 bedroom

1 bathroom

Open-Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £191.60

Ground Rent: £20.83

Lease Length: 115 years

Current Rent: £650

Market Rent: £896

22291360C

Lounge





Kitchen







Bedrooms







Bathroom





Exterior







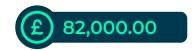
Initial Outlay





Figures based on assumed purchase price of £82,000.00 and borrowing of £61,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£20,500.00**

SDLT Charge £4,100

Legal Fees £1,000.00

Total Investment £25,600.00

Projected Investment Return





The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is



Returns Based on Rental Income	£650.00	£896.00
Mortgage Payments on £61,500.00 @ 5%	£256.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£191.60	
Ground Rent	£20.83	
Letting Fees	£65.00	£89.60
Total Monthly Costs	£548.68	£573.28
Monthly Net Income	£101.32	£322.72
Annual Net Income	£1,215.84	£3,872.64
Net Return	4.75 %	15.13%

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

£2,080.64

Adjusted To

Net Return

8.13%

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

Annual Net Income

£2,892.60

Adjusted To

Net Return

11.30%

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 £75,000.



£110,000

2 bedroom flat for sale

Herbert Walk, NEWPORT

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Apr 2024 to 17 Jan 2025 (265 days) by Peter Alan, Newport



£100,000

2 bedroom apartment for sale

Commercial Road, Newport

NO LONGER ADVERTISED

Marketed from 19 Jan 2024 to 14 Feb 2024 (26 days) by haart, Newport

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



St Stephens Court, Newport

+ Add to report

NO LONGER ADVERTISED

2 bedroom apartment

Marketed from 22 Jul 2025 to 15 Aug 2025 (23 days) by Martin & Co, Newport

£800 pcm



£800 pcm

2 bedroom apartment

Pottery Terrace, Newport

NO LONGER ADVERTISED

Marketed from 3 Oct 2024 to 4 Oct 2024 by Red Dragon Estates, Newport

+ Add to report

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: **Moved in** within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Pottery Terrace, Newport, NP20 2NX



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.