

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hawthorn Road,  
Ashington, NE63

224232108

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





## Property Description

Our latest listing is in Hawthorn Road, Ashington, NE63

Get instant cash flow of **£946** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£971** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

**This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**Portfolio of Flat and Commercial  
Property**

**2 Bathrooms**

**Well-Maintained Spaces**

**Fully-Equipped Kitchens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £946**

**Market Rent: £971**

# Lounge





# Primary Business Area



# Kitchen





# Bedrooms



# Bathroom





# Exterior





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 £946 per calendar month but the potential market rent is

£ 971



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



Returns Based on Rental Income	£946	£971
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£94.60	£97.10
Total Monthly Costs	£468.98	£471.48
Monthly Net Income	£477.03	£499.53
Annual Net Income	£5,724.30	£5,994.30
Net Return	16.12%	16.89%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,052.30**  
Adjusted To

Net Return                      **11.41%**

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

Annual Net Income      **£4,269.30**  
Adjusted To

Net Return                      **12.03%**

# 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**

## 3 bedroom terraced house for sale

+ Add to report

St. Andrews Terrace, Ashington, Northumberland, NE63 9DR

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Aug 2025 by Pattinson Estate Agents, Ashington



**£110,000**

## 3 bedroom semi-detached house for sale

+ Add to report

Alexandra Road, Ashington

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jan 2025 to 7 May 2025 (116 days) by Mike Rogerson Estate Agents, Ashington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 4 bedroom detached house

+ Add to report

Warren Court, Ashington, Northumberland, NE63 8LL

NO LONGER ADVERTISED

Marketed from 29 Dec 2025 to 12 Jan 2026 (14 days) by Pattinson Estate Agents, Ashington



£975 pcm

## 3 bedroom detached house

+ Add to report

Harvey Close, Ashington, NE63

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2025 to 21 Nov 2025 (65 days) by Lennon Properties, North East



# 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.



**LETPROPERTY**