

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tees Street, Newcastle  
Upon Tyne, NE17

224763161

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





## Property Description

Our latest listing is in Tees Street, Newcastle Upon Tyne, NE17

Get instant cash flow of **£695** per calendar month with a **7.9%** Gross Yield for investors.

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...



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £1 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £695**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£32,500.00</b>

# Projected Investment Return



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 £695 per calendar month.

<b>Returns Based on Rental Income</b>	<b>£695</b>
Mortgage Payments on £78,750.00 @ 5%	<b>£328.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£1.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£69.50</b>
<b>Total Monthly Costs</b>	<b>£413.63</b>
<b>Monthly Net Income</b>	<b>£281.38</b>
<b>Annual Net Income</b>	<b>£3,376.50</b>
<b>Net Return</b>	<b>10.39%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,986.50**  
Adjusted To

Net Return                      **6.11%**

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

Annual Net Income      **£1,801.50**  
Adjusted To

Net Return                      **5.54%**

# 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 £80,000.



£80,000

## 2 bedroom terraced house for sale

+ Add to r

Trent Street, Chopwell, Newcastle upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Oct 2024 to 23 Jun 2025 (254 days) by Jan Mitchell Properties, Covering North E



£78,000

## 2 bedroom end of terrace house for sale

+ Add

Wear Street, Chopwell, Newcastle upon Tyne, NE17

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2024 to 27 Feb 2025 (220 days) by J W Wood, Consett.

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 2 bedroom terraced house

+ Add to report

Tees Street, Chopwell, Newcastle Upon Tyne, NE17

NO LONGER ADVERTISED

Marketed from 6 Jan 2025 to 9 Feb 2025 (34 days) by OpenRent, London



£600 pcm

## 2 bedroom terraced house

+ Add to report

Tees Street, Chopwell, Newcastle upon Tyne, Tyne and Wear, NE17

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2025 to 26 Nov 2025 (42 days) by YOUR MOVE Chris Stonock Lettings, Rowlands Gill

# 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: **1 year**

 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**