

LET PROPERTY PACK

INVESTMENT INFORMATION

212 Burgess House St.
James Boulevard
Newcastle Upon Tyne NE1

224993070

 www.letproperty.co.uk





Property Description

Our latest listing is in 212 Burgess House St. James Boulevard Newcastle Upon Tyne NE1

Get instant cash flow of **£737** per calendar month with a **18.8%** Gross Yield for investors.

This property has a potential to rent for **£896** which would provide the investor a Gross Yield of **22.9%** 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...



212 Burgess House St.
James Boulevard
Newcastle Upon Tyne NE1

224993070



Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £220.00 pm

Ground Rent: £31.60 pm

Lease Length: 239 years

Current Rent: £737

Market Rent: £896

Kitchen



Bathroom



Bedroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 47,000

SDLT Charge	£2,350
Legal Fees	£1,000
Total Investment	£50,350

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 £737 per calendar month but the potential market rent is

£ 896

Returns Based on Rental Income	£737	£896
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£220.00	
Ground Rent	£31.60	
Letting Fees	£73.70	£89.60
Total Monthly Costs	£340.30	£356.20
Monthly Net Income	£396.70	£539.80
Annual Net Income	£4,760.40	£6,477.60
Net Return	9.45%	12.87%



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,686**
Adjusted To

Net Return **9.31%**

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 £39,950.



£39,950

Studio flat for sale

St. James Boulevard, Newcastle Upon Tyne, NE1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Jul 2024 by Pure, Manchester



£36,000

Studio flat for sale

Burgess House St. James Boulevard NEWCASTLE UPON TYNE NE1 4BW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Nov 2025 by yieldit, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

Studio apartment

+ Add

Centralofts, 21 Waterloo Street, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jan 2026 to 20 Feb 2026 (46 days) by Living Spaces, Newcastle Upon Tyne



£823 pcm

Studio flat



St James Boulevard, Newcastle, NE1 4BW

NO LONGER ADVERTISED

Marketed from 13 Nov 2025 to 14 Jan 2026 (61 days) by Xenia Students, Newcastle

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 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.



www.letproperty.co.uk

212 Burgess House St. James Boulevard
Newcastle Upon Tyne NE1

PROPERTY ID: 12345678

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