

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Caesar Way, Wallsend,  
NE28

223612848

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





## Property Description

Our latest listing is in Caesar Way, Wallsend, NE28

Get instant cash flow of **£500** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£722** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**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...**



Caesar Way, Wallsend,  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £167 pm**

**Ground Rent: £17.06 pm**

**Lease Length: 128 years**

**Current Rent: £500**

**Market Rent: £722**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 722

Returns Based on Rental Income	£500	£722
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£167.00	
Ground Rent	£17.06	
Letting Fees	£50.00	£72.20
<b>Total Monthly Costs</b>	<b>£530.31</b>	<b>£552.51</b>
<b>Monthly Net Income</b>	<b>-£30.31</b>	<b>£169.49</b>
<b>Annual Net Income</b>	<b>-£363.72</b>	<b>£2,033.88</b>
<b>Net Return</b>	<b>-1.30%</b>	<b>7.26%</b>

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      **£589.88**  
Adjusted To

Net Return                      **2.11%**

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

Annual Net Income      **£888.60**  
Adjusted To

Net Return                      **3.17%**

# 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 £92,000.



£92,000

## 2 bedroom flat for sale

+ Add to report

Caesar Way, Wallsend , Wallsend, Tyne and Wear, NE28 7JJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2023 to 1 Mar 2024 (192 days) by Pattinson Estate Agents, Wallsend



£90,000

## 2 bedroom apartment for sale

+ Add to report

Caesar Way, St Peters Park

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Oct 2024 to 31 Jul 2025 (279 days) by next2buy, Wallsend

# 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

**2 bedroom flat**

Caesar Way, Wallsend, NE28

**CURRENTLY ADVERTISED**

Marketed from 13 May 2014 by Annette Rutherford Residential Lettings, Newcastle-Upon-Tyne

+ Add to report



£750 pcm

**2 bedroom flat**

Caesar Way, Wallsend, Tyne and Wear, NE28

**NO LONGER ADVERTISED**

Marketed from 9 Apr 2025 to 17 Apr 2025 (8 days) by YOUR MOVE Chris Stonock Lettings, Wallsend

+ 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



**LETPROPERTY**