

LET PROPERTY PACK

INVESTMENT INFORMATION

Dean Avenue, Newcastle
Upon Tyne, NE15

224253254

 www.letproperty.co.uk





Property Description

Our latest listing is in Dean Avenue, Newcastle Upon Tyne, NE15

This property has a potential to rent for **£918** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Dean Avenue, Newcastle
Upon Tyne, NE15

224253254



Property Key Features

3 bedroom

2 bathroom

Spacious Room

Street Parking

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £918

Lounge



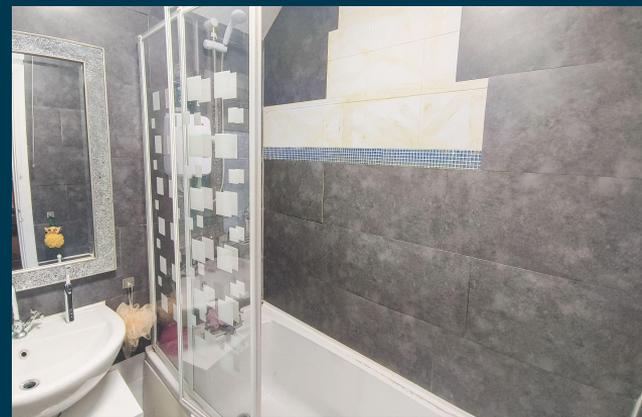
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



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



Returns Based on Rental Income	£918
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£91.80
Total Monthly Costs	£356.80
Monthly Net Income	£561.20
Annual Net Income	£6,734.40
Net Return	26.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,898.40**
Adjusted To

Net Return **19.59%**

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

Annual Net Income **£5,534.40**
Adjusted To

Net Return **22.14%**

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 £130,000.



£130,000

3 bedroom semi-detached house for sale

+ Add to

Waverley Crescent, Lemington, Newcastle Upon Tyne

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jun 2022 to 21 Sep 2022 (102 days) by Seven Keys, Gateshead



£125,000

3 bedroom semi-detached house for sale

+ Add to

Wishaw Rise, Lemington, Newcastle Upon Tyne, NE15

NO LONGER ADVERTISED

Marketed from 24 Aug 2020 to 12 Nov 2020 (79 days) by Reeds Rains, Chapel House

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom detached house

Norfolk Way, Newcastle Upon Tyne, NE15

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 13 Apr 2024 (46 days) by OpenRent, London

+ Add to report



£900 pcm

3 bedroom semi-detached house

Wishaw Rise, , Newcastle upon Tyne, Tyne and Wear, NE15 7LL

NO LONGER ADVERTISED

Marketed from 12 Jun 2025 to 2 Jul 2025 (19 days) by Pattinson Estate Agents, West Road

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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

 www.letproperty.co.uk

Dean Avenue, Newcastle Upon Tyne, NE15

224253254

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