

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rupert Court, Newcastle  
Upon Tyne, NE15

223554198

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





## Property Description

Our latest listing is in Rupert Court, Newcastle Upon Tyne, NE15

Get instant cash flow of **£695** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£698** 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...



Rupert Court, Newcastle  
Upon Tyne, NE15

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## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Room**

**Ensuite**

**Factor Fees: £100 pm**

**Ground Rent: £1 pm**

**Lease Length: 105 years**

**Current Rent: £695**

**Market Rent: £698**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 698

Returns Based on Rental Income	£695	£698
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£1.00	
Letting Fees	£69.50	£69.80
<b>Total Monthly Costs</b>	<b>£560.50</b>	<b>£560.80</b>
<b>Monthly Net Income</b>	<b>£134.50</b>	<b>£137.20</b>
<b>Annual Net Income</b>	<b>£1,614.00</b>	<b>£1,646.40</b>
<b>Net Return</b>	<b>4.36%</b>	<b>4.45%</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      **£250.40**  
Adjusted To

Net Return                      **0.68%**

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

Annual Net Income      **-£141.60**  
Adjusted To

Net Return                      **-0.38%**

# 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 £119,000.



£119,000

## 2 bedroom apartment for sale

+ Add to report

Rupert Court, Newburn, Newcastle Upon Tyne, Tyne & Wear

NO LONGER ADVERTISED

Marketed from 8 Mar 2023 to 19 Aug 2023 (163 days) by Rettie, Newcastle



£110,000

## 2 bedroom flat for sale

+ Add to r

Rupert Court, Newcastle Upon Tyne, NE15

CURRENTLY ADVERTISED

Marketed from 19 Jan 2026 by Angus and Co., Gosforth

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

Davison Street, Newburn, Newcastle-upon-Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Aug 2024 to 24 Sep 2024 (44 days) by Safe & Secure Properties, Houghton Le Spring

+ Add to report



£650 pcm

## 2 bedroom terraced house

Westmacott Street, Newcastle Upon Tyne, NE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jul 2025 to 26 Aug 2025 (36 days) by DPROPERTY LTD, Newcastle Upon Tyne

+ 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**

 Current term of tenancy: **5 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**