

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cameronian Square,  
Worsdell Drive, Gateshead,  
NE8 2DB

210247114

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





## Property Description

Our latest listing is in Cameronian Square, Worsdell Drive, Gateshead, NE8 2DB

Get instant cash flow of **£1,100** per calendar month with a **6.8%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Gateshead, it will make for a reliable long term investment for an investor.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Well maintain**

**Spacious Room**

**Factor Fees: £257.70 pcm**

**Ground Rent: £192 Per year**

**Lease Length: 100 years**

**Current Rent: £1,100**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 195,000.00**

25% Deposit	<b>£48,750.00</b>
SDLT Charge	<b>£5,850</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£55,600.00</b>

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,100
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£257.70 pcm
Ground Rent	£16 pcm
Letting Fees	£110.00
<b>Total Monthly Costs</b>	<b>£734.38</b>
<b>Monthly Net Income</b>	<b>£365.63</b>
<b>Annual Net Income</b>	<b>£4,387.50</b>
<b>Net Return</b>	<b>7.89%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,266.70**  
Adjusted To

Net Return                      **4.08%**

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


Annual Net Income      **£1,559.70**  
Adjusted To

Net Return                      **2.81%**

# 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 £190,000.



### 2 bedroom apartment for sale

Tranquil House, Worsdell Drive, Gateshead

**CURRENTLY ADVERTISED**

Marketed from 22 Aug 2024 by Jan Mitchell Properties, Covering North East

First Floor Apartment | Breath-taking River Views | Desirable Residential Development | Master En...


💡 EPC: [View](#)

(Approx.) Sqft: **753 sq ft** Price (£) per sqft: **£252.17**

[View floor plan](#)

**£190,000**

[+ Add to report](#)



### 2 bedroom apartment for sale

Ochre Mews, Raven Road, Ochre Yards, Gateshead, NE8

**CURRENTLY ADVERTISED**

Marketed from 16 Aug 2024 by Sarah Mains Residential Sales and Lettings, Low Fell

Two Double Bedrooms | Spacious Modern Apartment | Two Bathrooms | Modern Kitchen | Allocated Park...

**£190,000**


[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



### 2 bedroom flat

The Open, Newcastle Upon Tyne

**CURRENTLY ADVERTISED**

Marketed from 8 Oct 2024 by Rook Matthews Sayer, Jesmond

Two bedroom apartment | Well presented | Secure communal entrance | Available immediately | EPC ...

**£1,200 pcm**


[+ Add to report](#)

**Sold price history:** [View](#)

26/05/2021	£118,000
18/08/2011	£129,950
07/03/2011	£100,000

**EPC:** [View](#)

(Approx.) Sqft: **477 sq ft** Price (£) per sqft: **£2.52**



### 2 bedroom apartment

Akenside Terrace, Jesmond, Newcastle Upon Tyne, NE2

**CURRENTLY ADVERTISED**

Marketed from 1 Oct 2024 by Pat Robson, Jesmond

**£1,200 pcm**

[+ Add to report](#)

**\*\*South Jesmond Conservation Area\*\*Two Bedroom Apartment\*\*Private Rear Garden &**


# Current Tenant Profile



As this property is currently tenanted, 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 in 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.





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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.



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