


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fairway Court, Fletcher  
Road, Gateshead, NE8

213350589

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





## Property Description

Our latest listing is in Fairway Court, Fletcher Road, Gateshead, NE8

Get instant cash flow of **£1,200** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **7.2%** 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...**



Fairway Court, Fletcher  
Road, Gateshead, NE8

213350589



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Balcony**

**Allocated Parking**

**Factor Fees: £240 pm**

**Ground Rent: TBC**

**Lease Length: 104 years**

**Current Rent: £1,200**

**Market Rent: £1,300**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





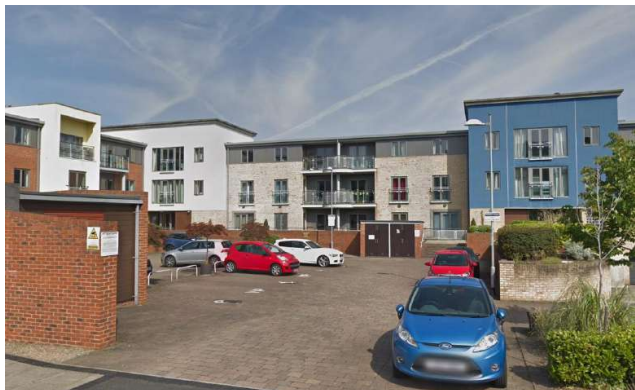
Figures based on assumed purchase price of £217,000.00 and borrowing of £162,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 217,000

25% Deposit	£54,250.00
SDLT Charge	6510
Legal Fees	£1,000.00
Total Investment	£61,760.00

# 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.



The monthly rent of this property is currently set at £1,200 per calendar month but the potential market rent is

£ 1,300

Returns Based on Rental Income	£1,200	£1,300
Mortgage Payments on £162,750.00 @ 5%	£678.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£240.00	
Ground Rent	TBC	
Letting Fees	£120.00	£130.00
Total Monthly Costs	£1,073.96	£1,083.96
Monthly Net Income	£126	£216
Annual Net Income	£1,513	£2,593
Net Return	2.45%	4.20%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£7**  
Adjusted To

Net Return                      **-0.01%**

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

Annual Net Income      **-£413**  
Adjusted To

Net Return                      **-0.67%**

# 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 £220,000.



**£220,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Fairway Court, Fletcher Road, Ochre Yards, Gateshead

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jan 2024 by Jan Mitchell Properties, Covering North East



**£185,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Fairway Court, Ochre Yards, Fletcher Road, Gateshead Quays, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jun 2022 to 29 Oct 2022 (136 days) by Sarah Mains Residential Sales and Lettings, Low Fell

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,300 pcm**

## 2 bedroom flat

Fletcher Road, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 24 Sep 2023 to 28 Sep 2023 (3 days) by OpenRent, London

+ Add to report



**£1,100 pcm**

## 2 bedroom apartment

Fairway Court, Ochre Yards, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2022 to 29 Aug 2022 (48 days) by Bridgfords Lettings, Newcastle Upon Tyne

+ Add to report

# 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**



Current term of tenancy: **2 years**



Standard Tenancy Agreement In Place: **YES**



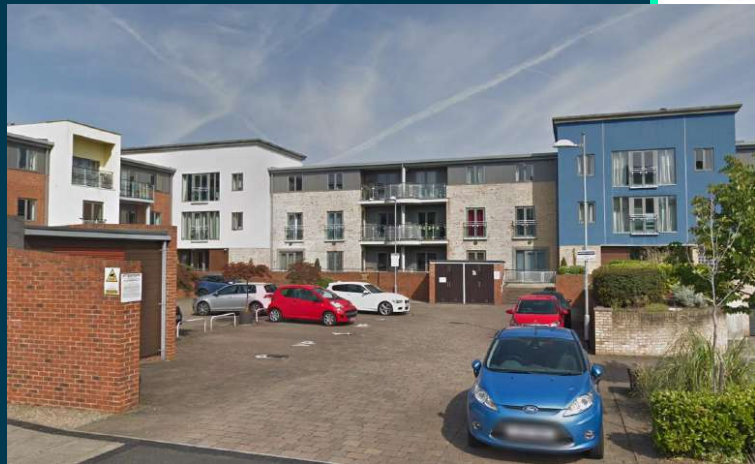
Payment history: **On time for length of tenancy**



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.



Fairway Court, Fletcher Road, Gateshead,  
NE8

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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**