

LET PROPERTY PACK

INVESTMENT INFORMATION

Robson Street, Gateshead,
NE9 5UG

211942480

 www.letproperty.co.uk





Property Description

Our latest listing is in Robson Street, Gateshead, NE9 5UG

This property has a potential to rent for **£727** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Robson Street,
Gateshead, NE9 5UG

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Property Key Features

2 Bedrooms

1 bathroom

Modern Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: VACANT

Market Rent: £727

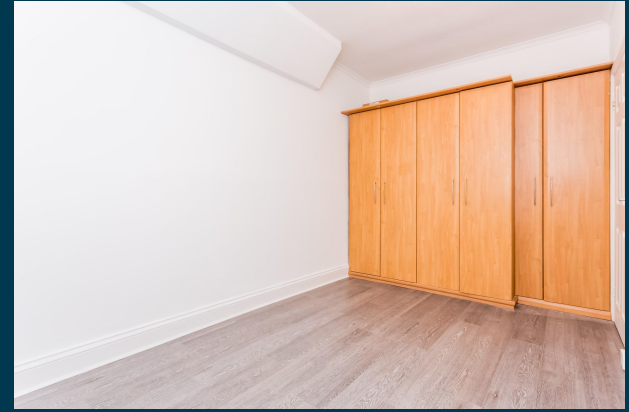
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£3,795
Legal Fees	£1,000.00
Total Investment	£36,420.00

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.



Returns Based on Rental Income	£727
Mortgage Payments on £94,875.00 @ 5%	£395.31
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£72.70
Total Monthly Costs	£483.01
Monthly Net Income	£243.99
Annual Net Income	£2,927.85
Net Return	8.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,473.85**
Adjusted To

Net Return **4.05%**

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

Annual Net Income **£1,030.35**
Adjusted To

Net Return **2.83%**

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 £140,000.



£140,000

2 bedroom flat for sale

Beverley Road, Gateshead

CURRENTLY ADVERTISED

SOLD STC

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

+ Add to report



£139.950

2 bedroom flat for sale

Beverley Road, Low Fell

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Sep 2023 to 28 Feb 2024 (160 days) by Gordon Brown Estate Agents Ltd, Gateshead

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom flat

+ Add to report

Beverley Road, Low Fell, Gateshead, NE9

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2023 to 13 Oct 2023 (31 days) by YOUR MOVE Chris Stonock Lettings, Low Fell



£795 pcm

2 bedroom flat

+ Add to report

Beverley Road, Gateshead

CURRENTLY ADVERTISED

Marketed from 9 Jan 2025 by Gordon Brown Estate Agents Ltd, Gateshead

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: **N/A**
-  Standard Tenancy Agreement In Place: **YES**
-  Payment history: **N/A**
-  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