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# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Robson Street, Gateshead, NE9 5UG

211942480

🌐 www.letproperty.co.uk 🕽

### **LETPR®PERTY**





### **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 oppor tunity...





### Robson Street, Gateshead, NE9 5UG

211942480

# **Property** Key Features

2 Bedrooms 1 bathroom Modern Kitchen Spacious Rooms

Factor Fees: TBC Ground Rent: TBC Lease Length: 997 years Market Rent: £727











## **Kitchen**





# Bedrooms









# Bathroom





## Exterior





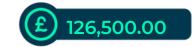
## **Initial** Outlay





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



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	ТВС
Ground Rent	ТВС
Letting Fees	£72.70
Total Monthly Costs	<mark>£483.01</mark>
Monthly Net Income	<mark>£243.99</mark>
Annual Net Income	<mark>£2,927.85</mark>
Net Return	<mark>8.04%</mark>



### Return Stress Test Analysis Report





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

Annual Net Income£1,473.85Adjusted To4.05%

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

Annual Net Income£1,030.35Adjusted To2.83%

# 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.







£139.950

2 bedroom flat for sale	+ Add to report
Beverley Road, Low Fell	
NO LONGER ADVERTISED SOLD STC	
Marketed from 21 Sep 2023 to 28 Feb 2024 (160 days) by G	ordon Brown Estate Agents Ltd. Gatesbead

Gateshead

### £795 pcm

£825 pcm

### **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**.

Beverley Road, Low Fell, Gateshead, NE9

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

LET AGREED



### 2 bedroom flat

2 bedroom flat

Beverley Road, Gateshead

NO LONGER ADVERTISED

CURRENTLY ADVERTISED

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



+ Add to report



EICR & Gas Safety in order

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.



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.







www.letproperty.co.uk

#### Robson Street, Gateshead, NE9 5UG

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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.

