


LET PROPERTY PACK

INVESTMENT INFORMATION

Park View, Gateshead, NE9
7RF

213323736

 www.letproperty.co.uk





Property Description

Our latest listing is in Park View, Gateshead, NE9 7RF

Get instant cash flow of **£750** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£814** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Park View, Gateshead,
NE9 7RF

213323736



Property Key Features

3 Bedrooms

2 Bathrooms

Ensuite

Well-Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 108 years

Current Rent: £750

Market Rent: £814

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 814



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	£750	£814
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£81.40
Total Monthly Costs	£468.13	£474.53
Monthly Net Income	£281.88	£339.48
Annual Net Income	£3,382.50	£4,073.70
Net Return	9.07%	10.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,445.70**
Adjusted To

Net Return **6.56%**

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

Annual Net Income **£2,258.70**
Adjusted To

Net Return **6.06%**

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 £125,000.



£125,000

3 bedroom maisonette for sale

Edendale Terrace, Gateshead, NE8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Sep 2023 to 29 Aug 2024 (359 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Three Bedrooms | Fitted Kitchen | Modern Bathroom | Off Street Parking | Council Tax Band A | EPC...

[+ Add to report](#)



£124,999

3 bedroom maisonette for sale

Durham Road, Gateshead

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 13 Aug 2024 (38 days) by Giraffe Residential, Newcastle


MUST BE SEEN - AN OPPORTUNITY NOT TO BE MISSED. Deceptively spacious maisonette situated on Durha...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom maisonette


Whitehall Road, Gateshead, NE8

NO LONGER ADVERTISED **LET AGREED**

Marketed from 14 Jun 2024 to 12 Jul 2024 (27 days) by Northwood, Newcastle

Maisonette | 3 double bedrooms | Built in storage | Bathroom | En suite facilities | Available now

[+ Add to report](#)



£895 pcm

3 bedroom maisonette

Egremont Gardens, Sheriff Hill, Gateshead, Tyne and Wear, NE9

NO LONGER ADVERTISED **LET AGREED**

Marketed from 26 Mar 2024 to 16 Apr 2024 (20 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Three Bedroom Maisonette | Bathroom & Shower Room | Balcony Style Viewing Point | Off-Street Park...

[+ 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: **3 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.



www.letproperty.co.uk

Park View, Gateshead, NE9 7RF

213323736

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