

LET PROPERTY PACK

INVESTMENT INFORMATION

The Armstrong,
Tynemouth Pass,
Gateshead, NE8 2GW

219518346

 www.letproperty.co.uk





Property Description

Our latest listing is in The Armstrong, Tynemouth Pass, Gateshead, NE8 2GW

Get instant cash flow of **£850** per calendar month with a **7.29%** Gross Yield for investors.

This property has a potential to rent for **£1,154** which would provide the investor a Gross Yield of **9.89%** 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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Communal Private Parking

Factor Fees: £262 pm

Ground Rent: TBC

Lease Length: 138 years

Current Rent: £850

Market Rent: £1,154

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 154,000.00

25% Deposit	£38,500.00
SDLT Charge	£8,280
Legal Fees	£1,000.00
Total Investment	£47,780.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,154



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£850	£1,154
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£262.00	
Ground Rent	TBC	
Letting Fees	£85.00	£115.40
Total Monthly Costs	£843.25	£873.65
Monthly Net Income	£6.75	£280.35
Annual Net Income	£81.00	£3,364.20
Net Return	0.17%	7.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,056.20**
Adjusted To

Net Return **2.21%**

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

Annual Net Income **£1,054.20**
Adjusted To

Net Return **2.21%**

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 £169,000.



£169,000

2 bedroom apartment for sale

+ Add to report

Midlothian Court, Worsdell Drive, Gateshead

NO LONGER ADVERTISED

Marketed from 23 Apr 2024 to 25 Sep 2024 (154 days) by Carousel Estate Agents, Gateshead

SECOND FLOOR APARTMENT | NO ONWARD CHAIN | TWO DOUBLE BEDROOMS | WELL PRESENTED ENSUITE | OPEN PL...



£165,000

2 bedroom apartment for sale

+ Add to report

Trigo House, Worsdell Drive, Ochre Yards, Gateshead, NE8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Nov 2023 to 28 Aug 2024 (287 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Two Double Bedrooms | Modern Apartment | Fitted Kitchen | Two Bathrooms | Secure Allocated Parkin...

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 apartment

+ Add to report

Citygate, Bath Lane, Newcastle Upon Tyne, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 1 Oct 2024 (13 days) by Living Spaces, Newcastle Upon Tyne

City Centre Location | Two Bedrooms | Offered Furnished | Open Plan Living | Views of Historic Ci...



£1,280 pcm

2 bedroom apartment

+ Add to report

Citygate, Newcastle, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2025 to 18 Jun 2025 (42 days) by Bridgfords Lettings, Newcastle Upon Tyne

En-suite to master bedroom | Fantastic central location | Two Double Bedrooms | Open plan living ...

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**



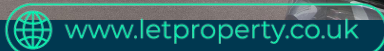
Payment history: **On time for length of tenancy**



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.



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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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