

# LET PROPERTY PACK

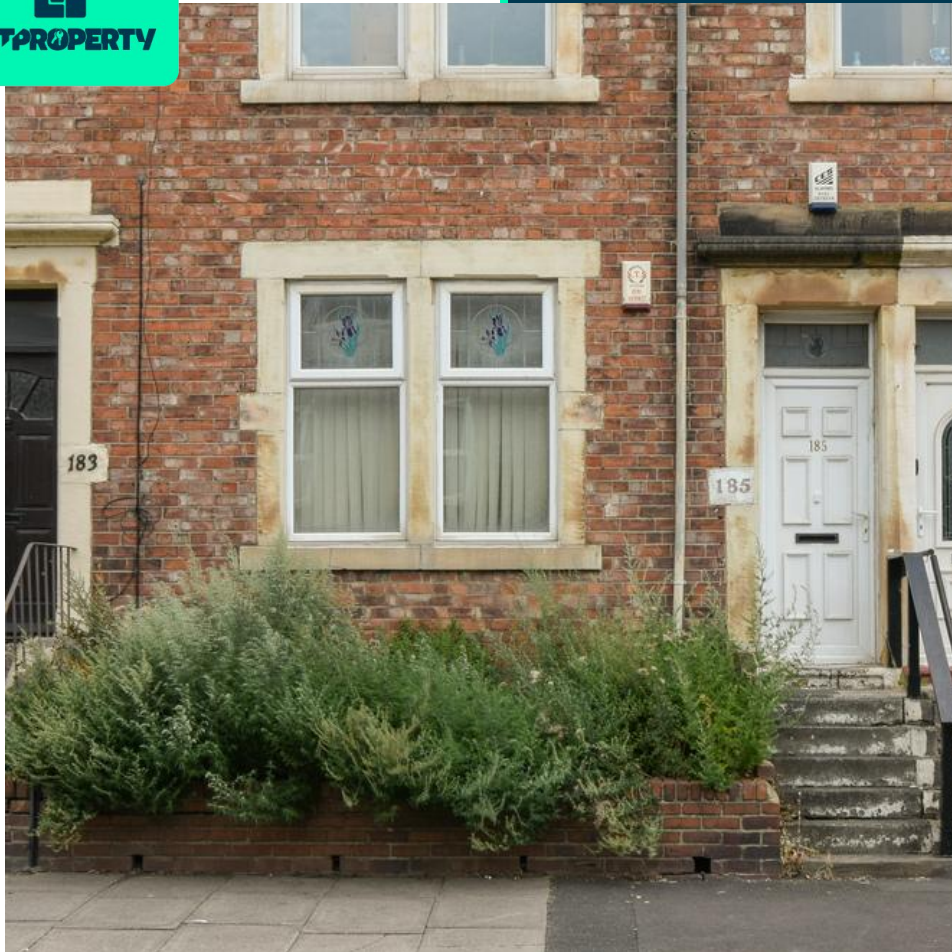
## INVESTMENT INFORMATION

Saltwell Road, Gateshead,  
NE8 4TL

217755821

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





## Property Description

Our latest listing is in Saltwell Road, Gateshead, NE8 4TL

Get instant cash flow of **£489** per calendar month with a **11.74%** Gross Yield for investors.

This property has a potential to rent for **£713** which would provide the investor a Gross Yield of **17.11%** 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...



Saltwell Road, Gateshead,  
NE8 4TL

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Communal Rear Garden**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 987 years**

**Current Rent: £489**

**Market Rent: £713**



# Lounge



# Kitchen





# Bedrooms



# Bathroom



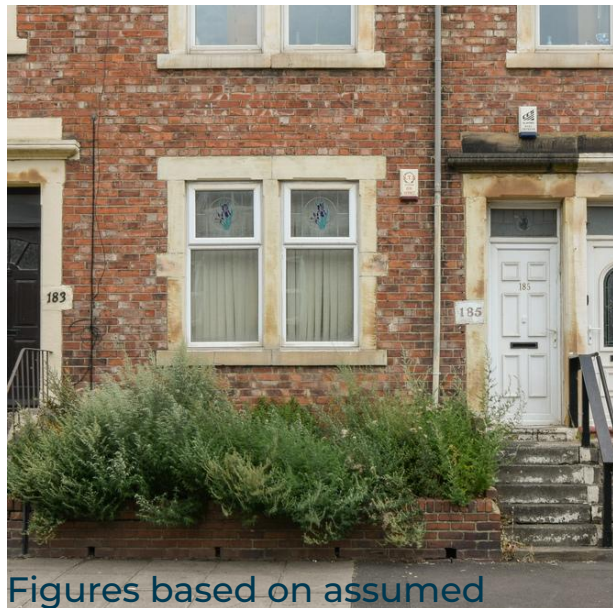


# Exterior





# Initial Outlay



Figures based on assumed purchase price of £58,000.00 and borrowing of £43,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 58,000.00

25% Deposit £14,500.00

SDLT Charge £2,900

Legal Fees £1,000.00

Total Investment £18,400.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £489 per calendar month but the potential market rent is

£ 713

Returns Based on Rental Income	£489	£713
Mortgage Payments on £43,500.00 @ 5%	£181.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£48.87	£71.30
Total Monthly Costs	£245.12	£267.55
Monthly Net Income	£243.55	£445.45
Annual Net Income	£2,922.64	£5,345.40
Net Return	15.88%	29.05%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,919.40**  
Adjusted To

Net Return                      **21.30%**

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

Annual Net Income      **£4,475.40**  
Adjusted To

Net Return                      **24.32%**

# 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 £64,000.



£64,000

## 2 bedroom flat for sale

[+ Add to report](#)

10 Appletree Court, Bensham Road, Gateshead, NE8 1AP

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 29 Aug 2024 (6 days) by Auction House, Auction House North East

First floor flat | 2 bedrooms | Popular location | Spacious layout



£60,000

## 2 bedroom apartment for sale

[+ Add to report](#)

6 Cotfield Walk, Bensham, Gateshead, Tyne and Wear, NE8

CURRENTLY ADVERTISED

Marketed from 18 Jul 2025 by Bradley Hall, Sunderland

FOR SALE VIA ONLINE AUCTION: terms and conditions apply. - Two-bedroom first floor apartment - Po...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom apartment

+ Add to report

Appletree Court

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2024 to 6 Aug 2024 (62 days) by Prem-Lets.co.uk, Newcastle

Furnished | Allocated Parking | Modern Kitchen | Close to Amenities



£725 pcm

## 2 bedroom flat

+ Add to report

Windsor Avenue, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2024 to 16 Sep 2024 (32 days) by Carousel Estate Agents, Gateshead

TWO BEDROOM UPPER FLAT | SPACIOUS LOUNGE WITH DINING | MODERN FITTED KITCHEN | WELL PRESENTED FAM...

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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**