

LET PROPERTY PACK

INVESTMENT INFORMATION

Saltwell Road, Gateshead, NE8 4TL

218242706









Property Description

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

Get instant cash flow of £549 per calendar month with a 11.98% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 13.09% 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



2 Bedrooms

1 Bathroom

Communal Rear Garden

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 980 years

Current Rent: £549

Market Rent: £600

218242706

Lounge







Kitchen





Bedrooms







Bathroom





Exterior







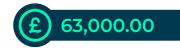
Initial Outlay





purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£15,750.00**

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

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 £549 per calendar month but the potential market rent is



Returns Based on Rental Income	£549	£600
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£54.85	£60.00
Total Monthly Costs	£266.73	£271.88
Monthly Net Income	£281.78	£328.13
Annual Net Income	£3,381.41	£3,937.50
Net Return	16.99%	19.79%

Return Stress Test Analysis Report





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

£2,737.50

Annual Net Income

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Adjusted To

Net Return

13.76%

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

Annual Net Income

£2,992.50

Adjusted To

Net Return

15.04%

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 £65,000.



+ Add to report

Eastbourne Avenue, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2024 to 23 Jul 2024 (28 days) by YOUR MOVE Chris Stonock, Low Fell

£65,000

No Chain Involved | Some Updating Required | Council Tax Band A | EPC RATING C



£64,950

2 bedroom flat for sale

+ Add to report

Macadam Street, Gateshead

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2023 to 29 Jul 2024 (304 days) by Gordon Brown Estate Agents Ltd, Gateshead

Ground Floor | Two Bedrooms | Unfurnished | Close To Local Transport Links | Private Rear Yard | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.





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.





Interested in this property investment?

Call us on **0141 478 0985**

Saltwell Road, Gateshead, NE8 4TL



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.