

LET PROPERTY PACK

INVESTMENT INFORMATION

Saltwell Road, Gateshead,
NE8 4TL

218242706

 www.letproperty.co.uk





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...



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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: 980 years

Current Rent: £549

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed 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

£ 63,000.00

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

£600

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

Annual Net Income **£2,737.50**
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.



£65,000

2 bedroom flat for sale

+ 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

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**.



£675 pcm

2 bedroom flat

+ Add to report

Northbourne Street, Deckham, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2024 to 6 Jan 2025 (55 days) by Safe & Secure Properties, Houghton Le Spring

Upper Floor Flat | Two Bedrooms | Available Immediately | Close to All Amenities | Ideal for a V...



£650 pcm

2 bedroom apartment

+ Add to report

Rectory Road, Bensham, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Mar 2025 to 26 Apr 2025 (27 days) by Carousel Estate Agents, Gateshead

TWO BEDROOMS | GROUND FLOOR APARTMENT | UPVC DOUBLE GLAZING | GAS CENTRAL HEATING | SPACIOUS BATH...

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

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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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