

LET PROPERTY PACK

INVESTMENT INFORMATION

Marlborough Crescent,
Gateshead, NE9 7JY

219514325

 www.letproperty.co.uk





Property Description

Our latest listing is in Marlborough Crescent, Gateshead, NE9 7JY

Get instant cash flow of **£625** per calendar month with a **10.71%** Gross Yield for investors.

This property has a potential to rent for **£813** which would provide the investor a Gross Yield of **13.94%** 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...



Marlborough Crescent,
Gateshead, NE9 7JY

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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 960 years

Current Rent: £625

Market Rent: £813

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit £20,250.00

SDLT Charge £4,050

Legal Fees £1,000.00

Total Investment £25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 813



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



Returns Based on Rental Income	£625	£813
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£62.50	£81.30
Total Monthly Costs	£330.63	£349.43
Monthly Net Income	£294.38	£463.58
Annual Net Income	£3,532.50	£5,562.90
Net Return	13.96%	21.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,936.90**
Adjusted To

Net Return **15.56%**

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

Annual Net Income **£4,347.90**
Adjusted To

Net Return **17.19%**

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 £84,950.



£84,950

2 bedroom apartment for sale

[+ Add to report](#)

Coldwell Terrace, Gateshead, NE10 9EY

NO LONGER ADVERTISED

Marketed from 21 Feb 2023 to 27 May 2025 (826 days) by Kingsland Estates, Oldham

Spacious Ground Floor Flat | Two Spacious Bedrooms | Modern Fitted Kitchen | Modern Bathroom Suit...



£82,500

2 bedroom flat for sale

[+ Add to report](#)

Arkwright Street, Gateshead

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Aug 2024 to 21 Jan 2025 (159 days) by Andrew Craig, Low Fell

Fantastic Location Close To Saltwell Park | With Contemporary Neutral Decor Throughout | Great Fi...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

+ Add to report

Gladstone Terrace, Gateshead, NE8

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2024 to 17 Dec 2024 (17 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Apartment | Two Bedrooms | Popular Location | Furnished | Holding Fee: The equivalent of One Week...



£830 pcm

2 bedroom apartment

+ Add to report

Blacklock Close, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Aug 2024 to 24 Sep 2024 (52 days) by Venture Properties, Chester Le Street

APARTMENT | TWO BEDROOMS | MASTER BEDROOM WITH ENSUITE | OPEN PLAN LOUNGE/KITCHEN | ALLOCATED PAR...

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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7JY

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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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