

LET PROPERTY PACK

INVESTMENT INFORMATION

Grisedale Gardens, Low
Fell, Gateshead, NE9 6NP

220352138

 www.letproperty.co.uk





Property Description

Our latest listing is in Grisedale Gardens, Low Fell, Gateshead, NE9 6NP

Get instant cash flow of **£460** per calendar month with a **7.89%** Gross Yield for investors.

This property has a potential to rent for **£788** which would provide the investor a Gross Yield of **13.51%** 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...



Grisedale Gardens, Low
Fell, Gateshead, NE9 6NP

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Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

On-Street Parking

Communal Front Garden

Factor Fees: £40 pm

Ground Rent: TBC

Lease Length: 99 years

Current Rent: £460

Market Rent: £788

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



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 £460 per calendar month but the potential market rent is

£ 788

Returns Based on Rental Income	£460	£788
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£40.00	
Ground Rent	TBC	
Letting Fees	£46.00	£78.80
Total Monthly Costs	£354.13	£386.93
Monthly Net Income	£105.88	£401.08
Annual Net Income	£1,270.50	£4,812.90
Net Return	5.02%	19.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,236.90**
Adjusted To

Net Return **12.79%**

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

Annual Net Income **£3,597.90**
Adjusted To

Net Return **14.22%**

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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

Springfield Place, Low Fell

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2023 to 28 Aug 2024 (289 days) by Gordon Brown Estate Agents Ltd, Gateshead

Welcome to this beautifully refurbished one-bedroom ground floor flat, in a prime location near Lo...



£85,000

1 bedroom flat for sale

+ Add to report

William Wailes Walk, Low Fell, Gateshead, Tyne and Wear, NE9 5EW

NO LONGER ADVERTISED

SOLD STC



Marketed from 12 Jun 2023 to 11 Nov 2024 (518 days) by Pattinson Estate Agents, Low Fell

Ground Floor Apartment | One Bedroom | Gas Central Heating | Allocated Parking | Great Location

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.

 <p data-bbox="318 524 444 556">£825 pcm</p>	<p data-bbox="647 273 927 305">1 bedroom apartment</p> <p data-bbox="1381 289 1564 322">+ Add to report</p> <p data-bbox="647 371 946 398">Park View Avenue, Gateshead</p> <div data-bbox="647 431 1072 464"><p data-bbox="647 431 917 464">NO LONGER ADVERTISED</p><p data-bbox="927 431 1072 464">LET AGREED</p></div> <p data-bbox="647 491 1391 518">Marketed from 11 Jul 2024 to 9 Sep 2024 (59 days) by Jan Forster Estates, Gateshead</p> <hr/> <p data-bbox="647 573 1506 595">Furnished Available Now Modern Apartment Second Floor Allocated Parking Excellent Trans...</p>
 <p data-bbox="318 950 444 982">£800 pcm</p>	<p data-bbox="647 704 927 737">1 bedroom apartment</p> <p data-bbox="1381 720 1564 753">+ Add to report</p> <p data-bbox="647 802 1333 829">Brecken Court, Saltwell Road South, Gateshead, Tyne And Wear, NE9</p> <div data-bbox="647 862 1072 895"><p data-bbox="647 862 917 895">NO LONGER ADVERTISED</p><p data-bbox="927 862 1072 895">LET AGREED</p></div> <p data-bbox="647 922 1352 950">Marketed from 5 Jun 2025 to 24 Jul 2025 (48 days) by Belle Vue Estates, Low Fell</p> <hr/> <p data-bbox="647 999 1555 1048">FIRST FLOOR APARTMENT ONE BEDROOM LOUNGE BATHROOM MODERN KITCHEN BALCONY ELECTR...</p>

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: **9 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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