

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mill Road, Gateshead, NE8  
3QW

217669994

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





## Property Description

Our latest listing is in Mill Road, Gateshead, NE8 3QW

Get instant cash flow of **£815** per calendar month with a **8.15%** Gross Yield for investors.

This property has a potential to rent for **£943** which would provide the investor a Gross Yield of **9.43%** 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...



Mill Road, Gateshead,  
NE8 3QW

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Communal Private Parking**

**Communal Front Garden**

**Factor Fees: £220 pm**

**Ground Rent: £8.50 pm**

**Lease Length: 228 years**

**Current Rent: £815**

**Market Rent: £943**



# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit £34,500.00

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

# Projected Investment Return



The monthly rent of this property is currently set at £815 per calendar month but the potential market rent is

£ 943



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



Returns Based on Rental Income	£815	£943
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£220.00	
Ground Rent	£8.50	
Letting Fees	£81.50	£94.30
Total Monthly Costs	£756.25	£769.05
Monthly Net Income	£58.75	£173.95
Annual Net Income	£705.00	£2,087.40
Net Return	1.65%	4.89%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£201.40**  
Adjusted To

Net Return                      **0.47%**

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

Annual Net Income      **£119.40**  
Adjusted To

Net Return                      **0.28%**



# 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 £145,000.



£145,000

## 1 bedroom flat for sale

+ Add to report

Victoria Square, Jesmond, Newcastle upon Tyne

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Jul 2025 by Bailey & Co., Jesmond

This one bedroom raised ground floor apartment ideally located within this Grade II listed conver...



£140,000

## 1 bedroom apartment for sale

+ Add to report

St Nicholas Chambers, Amen Corner, City Centre, Newcastle Upon Tyne, NE1

CURRENTLY ADVERTISED

Marketed from 8 Apr 2025 by Sarah Mains Residential Sales and Lettings, Newcastle

Historic Conversion | One Bedroom Apartment | Fitted Kitchen | Stylish Bathroom | City Centre Loc...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom flat

+ Add to report

Fairway Court, Ochre Yards, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 9 Sep 2024 (51 days) by Belvoir, Newcastle Upon Tyne

We welcome to the rental market this well presented one bedroom furnished top floor apartment loc...



£950 pcm

## 1 bedroom flat

+ Add to report

City Road, Quayside, Newcastle upon Tyne, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2025 to 11 Aug 2025 (68 days) by Northwood Urban Base Executive, Durham

Open plan living | One Bedroom | Balcony | Furnished | Views over the Ouseburn | Available End of...

# 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**