

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Marlborough Crescent,  
Gateshead, NE9 7JY

219540955

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





## Property Description

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

Get instant cash flow of **£495** per calendar month with a **8.25%** Gross Yield for investors.

This property has a potential to rent for **£792** which would provide the investor a Gross Yield of **13.2%** 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**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 979 years**

**Current Rent: £495**

**Market Rent: £792**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 83,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £20,750.00 |
| SDLT Charge      | £4,150     |
| Legal Fees       | £1,000.00  |
| Total Investment | £25,900.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is

£ 792



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



| Returns Based on Rental Income       | £495      | £792      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £62,250.00 @ 5% | £259.38   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | TBC       |           |
| Letting Fees                         | £49.50    | £79.20    |
| Total Monthly Costs                  | £323.88   | £353.58   |
| Monthly Net Income                   | £171.13   | £438.43   |
| Annual Net Income                    | £2,053.50 | £5,261.10 |
| Net Return                           | 7.93%     | 20.31%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,677.10**  
Adjusted To

Net Return                      **14.20%**

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

Annual Net Income      **£4,016.10**  
Adjusted To

Net Return                      **15.51%**

# 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 £85,000.



£85,000

## 2 bedroom apartment for sale

[+ Add to report](#)

Windsor Avenue, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2024 to 27 Feb 2025 (139 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Two Bedrooms | First Floor Flat | Popular Location | Rear Yard | Council Tax Band A | EPC Rating D



£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...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom flat

Beverley Road, Low Fell, Gateshead, NE9

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jul 2025 to 1 Aug 2025 (25 days) by YOUR MOVE Chris Stonock Lettings, Low Fell

First Floor Flat | Available NOW | Un-Furnished | No Pets | Council Tax Band A | EPC RATING C

+ Add to report



£795 pcm

## 2 bedroom flat

Robson Street, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2025 to 19 Mar 2025 (50 days) by Gordon Brown Estate Agents Ltd, Gateshead

Excellent Location | Close To Local Amenities | Unfurnished | Two Bedrooms | Over Two Floors | Co...

+ Add to report

# 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.



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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**