

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Marlborough Crescent, Gateshead, NE9 7JY

219540955











## **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...







Marlborough Crescent, Gateshead, NE9 7JY



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

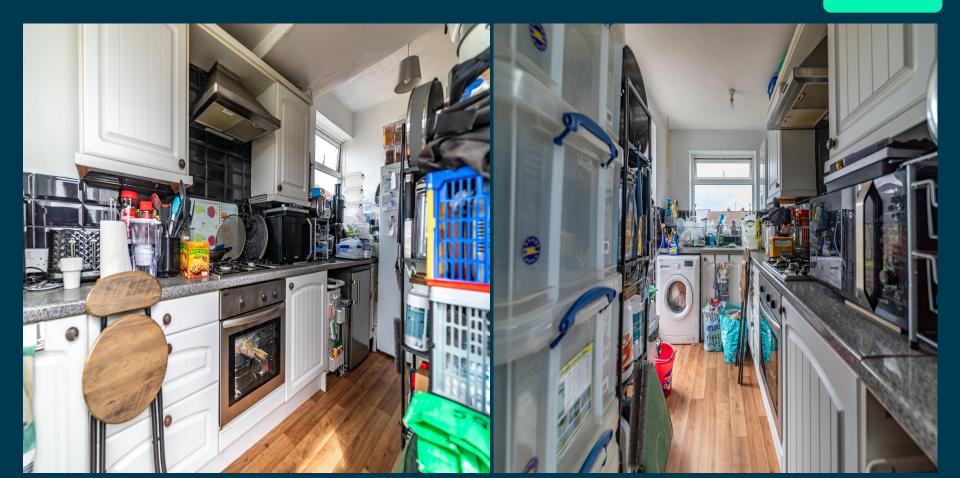
Lounge





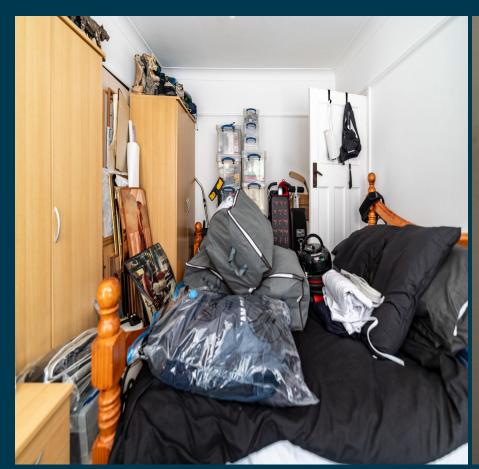
# Kitchen

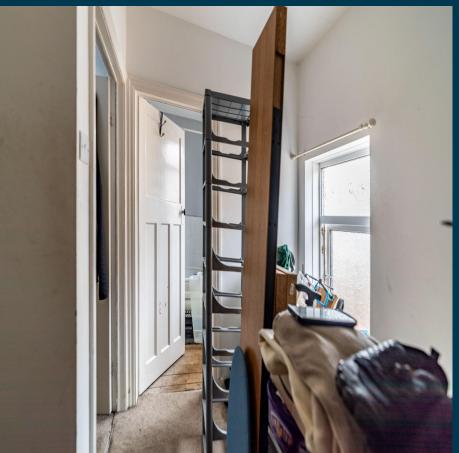




## **Bedrooms**







# Bathroom





# **Exterior**









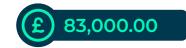
## **Initial Outlay**





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**



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



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	ТВС	
Ground Rent	ТВС	
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%

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

## 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 SO

SOLD STC

Marketed from  $10 \, \text{Oct} \, 2024$  to  $27 \, \text{Feb} \, 2025$  ( $139 \, \text{days}$ ) 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**.







#### **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.

