

LET PROPERTY PACK

INVESTMENT INFORMATION

Oak Avenue, Gateshead,
NE11

219687533

 www.letproperty.co.uk





Property Description

Our latest listing is in Oak Avenue, Gateshead, NE11

Get instant cash flow of **£650** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£788** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £35.00 PM

Ground Rent: £10.00 PM

Lease Length: 92 years

Current Rent: £650

Market Rent: £788

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 93,000.00

25% Deposit	£23,250.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£28,900.00

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 £650 per calendar month but the potential market rent is

£ 788

Returns Based on Rental Income	£650	£788
Mortgage Payments on £69,750.00 @ 5%	£290.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£35.00	
Ground Rent	£10.00	
Letting Fees	£65.00	£78.80
Total Monthly Costs	£415.63	£429.43
Monthly Net Income	£234.38	£358.58
Annual Net Income	£2,812.50	£4,302.90
Net Return	9.73%	14.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,726.90**
Adjusted To

Net Return **9.44%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,027.90**
Adjusted To

Net Return **10.48%**

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

2 bedroom apartment for sale

[+ Add to repo](#)

The Crescent, Dunston, Gateshead, Tyne and Wear, NE11

NO LONGER ADVERTISED

Marketed from 3 Nov 2023 to 12 Jun 2024 (221 days) by Sarah Mains, Auction



£89,000

2 bedroom apartment for sale

[+ Add to report](#)

Mountside Gardens, Dunston, NE11

NO LONGER ADVERTISED

Marketed from 3 Aug 2020 to 4 Sep 2020 (32 days) by Sarah Mains Residential Sales and Lettings, Whickham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

+ Add to report

The Crescent, Dunston, Gateshead, NE11

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 20 May 2025 (17 days) by The Stirling Property Shop, Stirling

The Stirling Property Shop was excited to bring this well-presented second floor flat in Dunston to the



£795 pcm

2 bedroom ground floor flat

+ Add to report

Westway, Dunston, Gateshead, Tyne and Wear, NE11 9TQ

CURRENTLY ADVERTISED

Marketed from 14 Oct 2025 by Pattinson Estate Agents, Whickham

We welcome to the rental market this beautifully renovated ground floor two-bedroom property loca

Current Tenant Profile



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 2 years**



Payment history: **On time for the 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.



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