

LET PROPERTY PACK

INVESTMENT INFORMATION

Sanderson Villas,
Gateshead, NE8

221033807

 www.letproperty.co.uk





Property Description

Our latest listing is in Sanderson Villas, Gateshead, NE8

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£815** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Sanderson Villas,
Gateshead, NE8

221033807



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £125.00 pm

Ground Rent: £8.33 pm

Lease Length: 104 years

Current Rent: £650

Market Rent: £815

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

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

£ 815

Returns Based on Rental Income	£650	£815
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£8.33	
Letting Fees	£65.00	£81.50
Total Monthly Costs	£572.71	£589.21
Monthly Net Income	£77.30	£225.80
Annual Net Income	£927.54	£2,709.54
Net Return	2.61%	7.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,079.54**
Adjusted To

Net Return **3.04%**

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

Annual Net Income **£1,084.50**
Adjusted To

Net Return **3.05%**

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 £120,000.



3 bedroom apartment for sale

[+ Add to report](#)

Fleetwood Way, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 7 Mar 2025 (149 days) by Sarah Mains Residential Sales and Lettings, Low Fe



3 bedroom apartment for sale

[+ Add to report](#)

Fleetwood Way, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Aug 2023 to 16 Sep 2023 (31 days) by Sarah Mains Residential Sales and Lettings, Low Fell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Sanderson Villas, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 25 Aug 2025 to 21 Sep 2025 (26 days) by OpenRent, London



£895 pcm

2 bedroom ground floor flat

Sanderson Villas, St James Village, Gateshead, Tyne And Wear, NE8

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2018 to 20 Aug 2025 (2714 days) by Great North Lettings & Sales Ltd, Newcastle

+ Add to report

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**



Current term of tenancy: **1 year+**



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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