

LET PROPERTY PACK

INVESTMENT INFORMATION

Durham Road, Gateshead,
NE8

219323755

 www.letproperty.co.uk





Property Description

Our latest listing is in Durham Road, Gateshead, NE8

Get instant cash flow of **£750** per calendar month with a **7.3%** Gross Yield for investors.

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...



Durham Road,
Gateshead, NE8

219323755



Property Key Features

2 Bedrooms

1 Bathroom

Open-Plan Lounge and Kitchen

Easy Access to Local Amenities

Factor Fees: £60.00

Ground Rent: TBC

Lease Length: 108 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £124,000.00 and borrowing of £93,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 124,000.00

25% Deposit	£31,000.00
SDLT Charge	£6,200
Legal Fees	£1,000.00
Total Investment	£38,200.00

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 £750 per calendar month.

Returns Based on Rental Income	£750
Mortgage Payments on £93,000.00 @ 5%	£387.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£60.00
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£537.50
Monthly Net Income	£212.50
Annual Net Income	£2,550.00
Net Return	6.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,050.00**
Adjusted To

Net Return **2.75%**

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

Annual Net Income **£690.00**
Adjusted To

Net Return **1.81%**

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 £210,000.



£210,000

1 bedroom flat for sale

+ A

Fletcher Road, GATESHEAD, Tyne and Wear, NE8

NO LONGER ADVERTISED

Marketed from 26 Nov 2024 to 9 Feb 2025 (74 days) by Bridgfords, Washington



£175,000

1 bedroom apartment for sale

+ A

Kenilworth House, Fletcher Road, NE8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Sep 2025 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 £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom duplex

+ Add

Colombo Square, Worsdell Drive, Gateshead, Tyne And Wear, NE8

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jun 2021 to 15 Aug 2025 (1535 days) by WPG lettings, Newcastle Upon Tyne



£1,250 pcm

1 bedroom apartment

+ Add

Curzon Place, Gateshead, Tyne And Wear, NE8

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Nov 2021 to 4 Mar 2025 (1207 days) by WPG lettings, Newcastle Upon Tyne

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
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.



www.letproperty.co.uk

Durham Road, Gateshead, NE8

219323755

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