

Seekers

Buy to Let



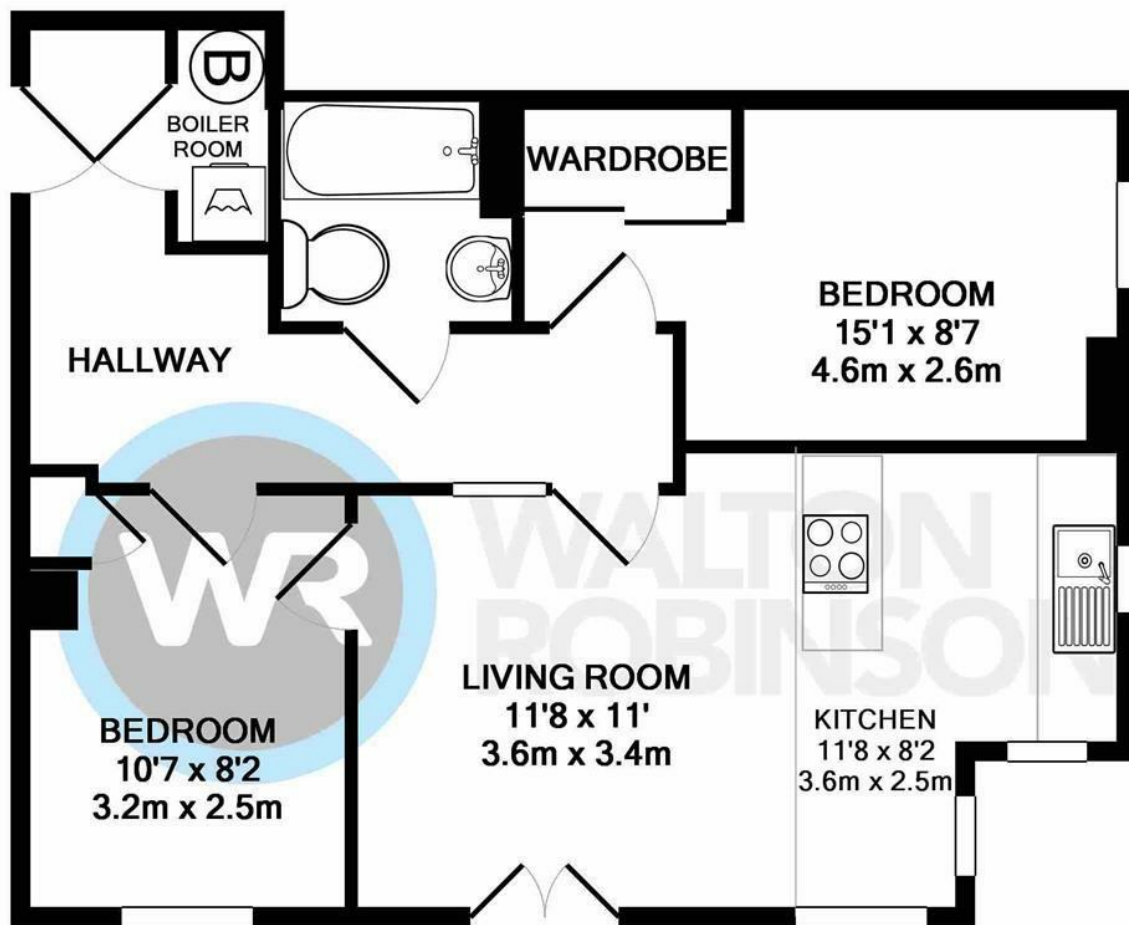
14 The Printworks, Rutherford Street NE4 5DP

INVESTMENT OPPORTUNITY - City Centre Apartment currently LET UNTIL AUGUST 2026 producing £12,600pa annualised rental income, increasing to £13,176 from August 2025. The property is well presented and is located ideally for Newcastle Helix, China Town and Newcastle Business School, comprises of an open plan living and kitchen area with integrated appliances, Juliet balcony, two double bedrooms, bathroom with mains powered shower over bath and utility cupboard housing washing machine and electric powered boiler. The property also benefits from a secure parking space, which could be rented to achieve additional income.

- Investment Opportunity
- £12,600pa Rental Income
- Increasing to £13,176pa from August 2026
- 9.8% Gross Yield
- Tenanted until August 2026
- Third Floor City Centre Apartment
- Open Plan Living & Kitchen
- Two Double Bedrooms
- Car Parking Space
- Service Charge Approx. £1,350pa

£140,000 Leasehold

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TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	72
		EU Directive 2002/91/EC	