

LET PROPERTY PACK

INVESTMENT INFORMATION

Portland Street,
Gateshead, NE10

227450610

 www.letproperty.co.uk





Property Description

Our latest listing is in Portland Street, Gateshead, NE10

Get instant cash flow of **£725** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£740** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Portland Street,
Gateshead, NE10

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 959 Years

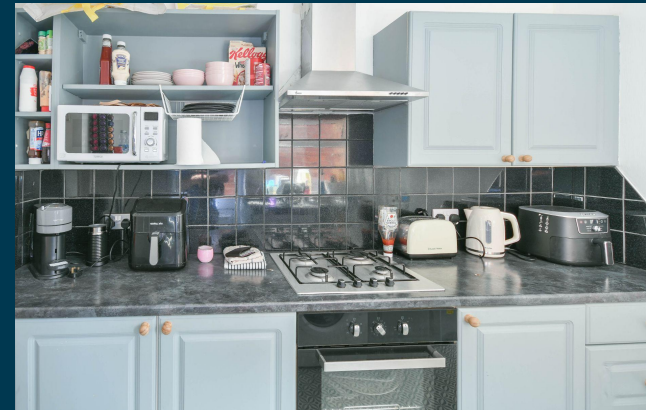
Current Rent: £725

Market Rent: £740

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

| | |
|------------------|------------|
| 25% Deposit | £27,250.00 |
| SDLT Charge | £5,450 |
| Legal Fees | £1,000.00 |
| Total Investment | £33,700.00 |

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 740

| Returns Based on Rental Income | £725 | £740 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £81,750.00 @ 5% | £340.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £72.50 | £74.00 |
| Total Monthly Costs | £428.13 | £429.63 |
| Monthly Net Income | £296.88 | £310.38 |
| Annual Net Income | £3,562.50 | £3,724.50 |
| Net Return | 10.57% | 11.05% |

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 **£2,244.50**
Adjusted To

Net Return **6.66%**

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

Annual Net Income **£2,089.50**
Adjusted To

Net Return **6.20%**

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 £140,000.



£140,000

2 bedroom flat for sale

+ Add to report

St. Lawrence Road, Newcastle upon Tyne, Tyne and Wear, NE6

CURRENTLY ADVERTISED

Marketed from 10 Apr 2026 by YOUR MOVE Chris Stonock, Wallsend



£135,000

2 bedroom flat for sale

+ Add to report

15, Cyprus Gardens,, Low fell

CURRENTLY ADVERTISED

Marketed from 19 Jun 2026 by Gordon Brown Estate Agents Ltd, Gateshead

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat

Citipeak, East Quayside, Newcastle upon Tyne

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Jun 2026 by Mansons Property Consultants, Jesmond

+ Add to report



£915 pcm

2 bedroom flat

St James Village, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 9 Jun 2026 (6 days) by OpenRent, London

+ 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**

 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 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.



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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.

