

LET PROPERTY PACK

INVESTMENT INFORMATION

Gaskell Avenue, South
Shields, NE34

220442650

 www.letproperty.co.uk





Property Description

Our latest listing is in Gaskell Avenue, South Shields, NE34

Get instant cash flow of **£650** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£698** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Gaskell Avenue, South
Shields, NE34

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Property Key Features

3 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £698

Lounge



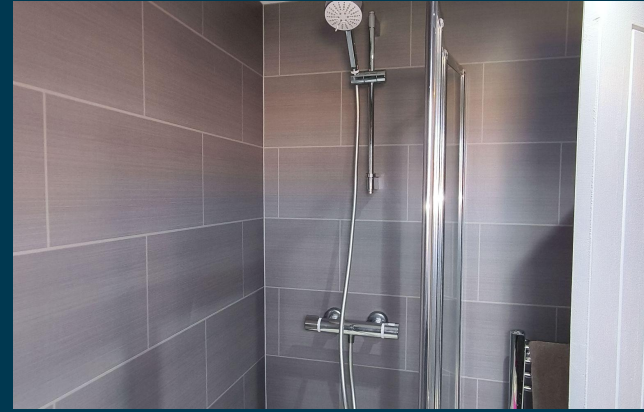
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

£ 698

| Returns Based on Rental Income | £650 | £698 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £86,250.00 @ 5% | £359.38 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £65.00 | £69.80 |
| Total Monthly Costs | £439.38 | £444.18 |
| Monthly Net Income | £210.63 | £253.83 |
| Annual Net Income | £2,527.50 | £3,045.90 |
| Net Return | 7.12% | 8.58% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,649.90**
Adjusted To

Net Return **4.65%**

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

Annual Net Income **£1,320.90**
Adjusted To

Net Return **3.72%**

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 £190,000.



£190,000

3 bedroom semi-detached house for sale

+ Add to report

Percy Scott Street, Whiteleas, South Shields, Tyne and Wear, NE34 8RA

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Feb 2024 to 5 Aug 2024 (185 days) by Pattinson Estate Agents, South Shields



£189,995

3 bedroom semi-detached house for sale

+ Add to report

Percy Scott Street, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 May 2024 to 3 Mar 2025 (297 days) by Browns Estate Agents, South Shields

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

Heaton Gardens, South Shields, NE34

NO LONGER ADVERTISED

Marketed from 16 Jul 2024 to 3 Sep 2024 (49 days) by bedebrooke, Sunderland

+ Add to report



£695 pcm

3 bedroom terraced house

Geoffrey Street, South Shields NE34

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 15 Aug 2024 (16 days) by Lightning Estates, Gateshead

+ 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: **5 years+**



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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