TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Knightside Gardens,
Gateshead, NE11 9RL



230668045

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Knightside Gardens, Gateshead, NE11 9RL

Rent currently agreed with tenant of **£500** per calendar month which calculates to a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£895** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Knightside Gardens,
Gateshead, NE11 9RL

230668045

Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £500

Market Rent: £895

Lounge







Kitchen







Bedrooms

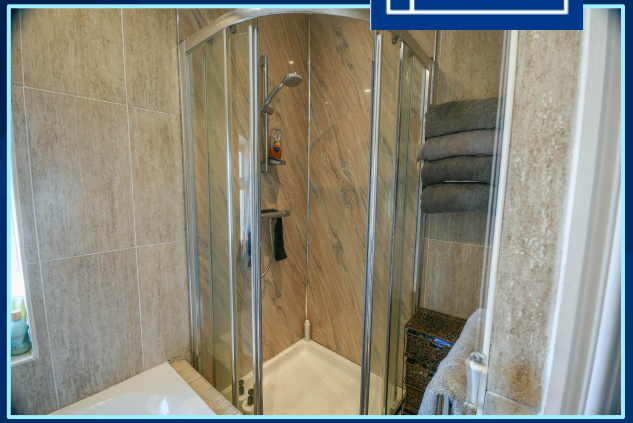






Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£120,000

10% Deposit (£5,000 Minimum)	**£12,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£18,000**
Purchase Balance	**£108,000**
SDLT Charge	**£6,000**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£115,000**

Your total all in costs would be ~£115,000 after taxes and fees based on a purchase price of £120,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £135,000.



2 bedroom semi-detached house for sale

+ Add to report

Knightside Gardens, Dunston, Gateshead, NE11

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Jul 2025 to 18 Oct 2025 (107 days) by Sarah Mains Residential Sales and Lettings, Whickham

£135,000



2 bedroom semi-detached house for sale

+ Add to report

Moorfoot Gardens, Gateshead, NE11

CURRENTLY ADVERTISED

Marketed from 30 Jun 2026 by Auction Works, Tyne & Wear

£135,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

2 bedroom semi-detached house

+ Add to report

Cypress Crescent, Dunston, NE11

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Oct 2024 to 26 Nov 2024 (49 days) by Sarah Mains Residential Sales and Lettings, Whickham



£895 pcm

2 bedroom semi-detached house

+ Add to report

Moorfoot Gardens, Lobley Hill, Gateshead, NE11

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Feb 2025 to 8 Apr 2025 (46 days) by Sarah Mains Residential Sales and Lettings, Whickham

Tenanted Property Auctions



Knightside Gardens, Gateshead, NE11 9RL

PROPERTY ID: 230668045

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.