

LET PROPERTY PACK

INVESTMENT INFORMATION

Sheraton, Gateshead, NE10

227752096

 www.letproperty.co.uk





Property Description

Our latest listing is in Sheraton, Gateshead, NE10

Get instant cash flow of **£700** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Sheraton, Gateshead,
NE10

227752096



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700 PM

Market Rent: £800 PM

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge £5,500

Legal Fees £1,000

Total Investment £116,500

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 800



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£80.00
Total Monthly Costs	£85.00	£95.00
Monthly Net Income	£615.00	£705.00
Annual Net Income	£7,380.00	£8,460.00
Net Return	6.33%	7.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,860**
Adjusted To

Net Return **5.89%**

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 £125,000.



£125,000

2 bedroom flat for sale

+ Add to report

The Willows, Leam Lane, Gateshead, NE10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Feb 2026 to 30 Apr 2026 (85 days) by YOUR MOVE Chris Stonock, Low Fell



£120,000

2 bedroom semi-detached house for sale

+ Add to report

Leam Lane, Leam Lane, Gateshead, NE10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Aug 2025 to 20 Jan 2026 (155 days) by YOUR MOVE Chris Stonock, Low Fell

Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom apartment

+ Add to report

The Willows, Leam Lane Road, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2025 to 1 Sep 2025 (59 days) by Suzanne Graham, Whickham and North East



£800 pcm

2 bedroom end of terrace house

+ Add to report

Hopedene, Leam Lane, Gateshead, Tyne And Wear, NE10

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Sep 2025 to 10 Nov 2025 (60 days) by Belle Vue Estates, Low Fell

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: **2 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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Sheraton, Gateshead, NE10

PROPERTY ID: 227752096

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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