

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Lane, Gateshead,
NE10

227254818

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Lane, Gateshead, NE10

Get instant cash flow of **£850** per calendar month with a **14.6%** Gross Yield for investors.

This property has a potential to rent for **£945** which would provide the investor a Gross Yield of **16.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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NE10

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £257 pm

Ground Rent: £12.50 pm

Lease Length: 102 years

Current Rent: £850

Market Rent: £945

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 70,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge **£3,500**

Legal Fees **£1,000**

Total Investment **£74,500**

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 £850 per calendar month but the potential market rent is

£ 945

Returns Based on Rental Income	£850	£945
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£257.00	
Ground Rent	£12.50	
Letting Fees	£85.00	£94.50
Total Monthly Costs	£369.50	£379.00
Monthly Net Income	£480.50	£566.00
Annual Net Income	£5,766.00	£6,792.00
Net Return	7.74%	9.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,902**
Adjusted To

Net Return **6.58%**

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 apartment for sale

— [Remove](#)

Friars Wharf, Green Lane, Gateshead, NE10

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2024 to 27 Sep 2024 (137 days) by Sarah Mains Residential Sales and Lettings, Low Fell



£105,000

2 bedroom flat for sale

+ [Add to report](#)

The Moorings, St Peter's Basin, Newcastle upon Tyne, NE6

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2022 to 1 Mar 2023 (248 days) by Northwood, Newcastle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

+ Add to report

Friars Wharf, Green Lane, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2026 to 28 Apr 2026 (46 days) by Carousel Estate Agents, Gateshead



£995 pcm

2 bedroom apartment

+ Add to report

Friars Wharf, Green Lane, Gateshead, Tyne And Wear, NE10

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2021 to 30 Oct 2023 (849 days) by WPG lettings, Newcastle Upon Tyne

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.



Green Lane, Gateshead, NE10

PROPERTY ID: 227254818

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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