

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Gillingham Gate Road,
Chatham, ME4

222172542





PROPERTY DESCRIPTION

Our latest listing is in Gillingham Gate Road, Chatham, ME4

Rent currently agreed with tenant of **£1,500** per calendar month which calculates to a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,504** 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...



Gillingham Gate Road,
Chatham, ME4

222172542

Property Key Features

2 bedrooms

2 bathrooms

Balcony

Overlooking River

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,500

Market Rent: £1,504

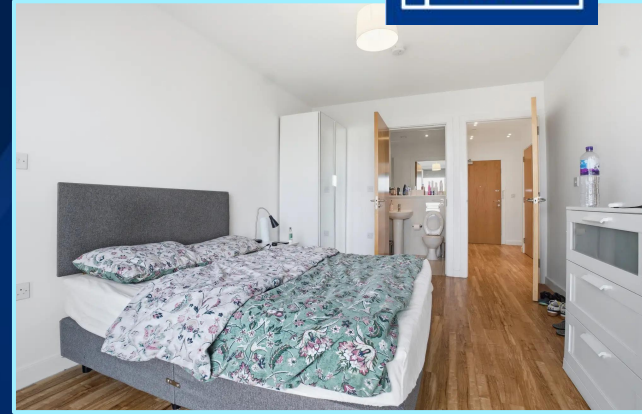
Lounge



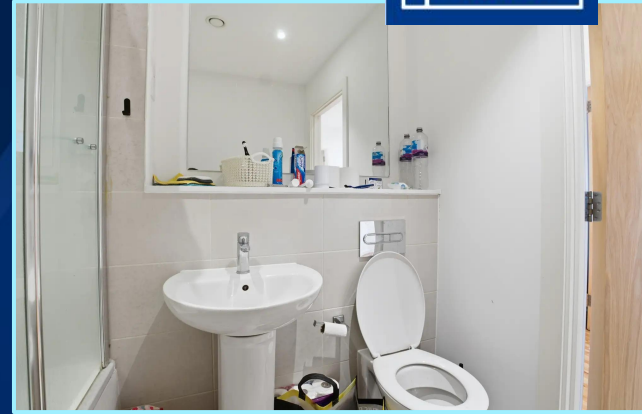
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£200,100

10% Deposit (£5,000 Minimum) **£20,010**

Buyers Premium **£6,000**

Paid On Accepted Bid **£26,010**

Purchase Balance **£180,090**

SDLT Charge **£11,507**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£192,597**

Your total all in costs would be ~£192,597 after taxes and fees based on a purchase price of £200,100. 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 £220,000.



2 bedroom apartment for sale

[+ Add to report](#)

The Boathouse, Gillingham, ME7

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jan 2023 to 2 Jun 2023 (129 days) by Madison Brook, Lewisham

£220,000



2 bedroom apartment for sale

[+ Add to report](#)

Ocean Drive, Gillingham, ME7

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 May 2026 by Purplebricks, covering Medway

£210,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,525 based on the analysis carried out by our lettings team.



£1,525 pcm

2 bedroom flat

South House, Gillingham Gate Road, ME4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 Jul 2026 by X1 Sales & Lettings, Kent

+ Add to report



£1,510 pcm

2 bedroom flat

The Kell, Gillingham Gate Road, Gillingham, ME4 4SH

NO LONGER ADVERTISED

Marketed from 2 Jun 2026 to 17 Jun 2026 (15 days) by Way of Life - The Kell, The Kell

+ Add to report



Gillingham Gate Road, Chatham, ME4

PROPERTY ID: 222172542

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.