

LET PROPERTY PACK

INVESTMENT INFORMATION

Knightside Gardens,
Gateshead, NE11 9RL

227622459

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£935** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to 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.

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



Knightside Gardens,
Gateshead, NE11 9RL

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £935

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

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 £500.00 per calendar month but the potential market rent is

£ 935

Returns Based on Rental Income	£500.00	£935.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£93.50
Total Monthly Costs	£65.00	£108.50
Monthly Net Income	£435.00	£826.50
Annual Net Income	£5,220.00	£9,918.00
Net Return	4.11%	7.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,048**
Adjusted To

Net Return **6.34%**

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.

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 letting team at **Let Property Management**.



£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

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: **14 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.



www.letproperty.co.uk

Knightside Gardens, Gateshead, NE11 9RL

PROPERTY ID: 12345678

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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