

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Road, Gateshead, NE8

227412881

 www.letproperty.co.uk





Property Description

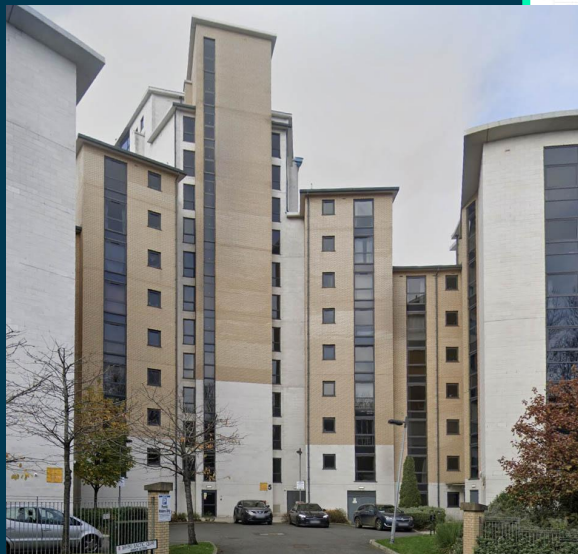
Our latest listing is in Mill Road, Gateshead, NE8

Get instant cash flow of **£1,000** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,094** which would provide the investor a Gross Yield of **7.3%** 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...



Mill Road, Gateshead,
NE8

227412881



Property Key Features

2 bedrooms

2 bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £316.00 PM

Ground Rent: £12.50 PM

Lease Length: 224 years

Current Rent: £1,000

Market Rent: £1,094

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £180,000.

ASSUMED PURCHASE PRICE

£ 180,000

SDLT Charge £10,100

Legal Fees £1,000

Total Investment £191,100

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 £1,000 per calendar month but the potential market rent is

£ 1,094

Returns Based on Rental Income	£1,000	£1,094
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£316.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£109.40
Total Monthly Costs	£443.50	£452.90
Monthly Net Income	£556.50	£641.10
Annual Net Income	£6,678.00	£7,693.20
Net Return	3.49%	4.03%

Return **Stress Test** Analysis Report



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

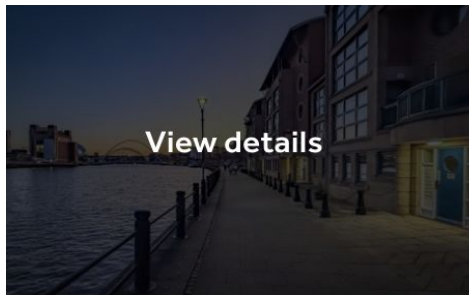
Annual Net Income **£5,505**
Adjusted To

Net Return **2.88%**

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 £200,000.



2 bedroom flat for sale

[+ Add to report](#)

Mariners Wharf, Quayside, NE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2025 to 1 Jul 2025 (105 days) by Noel Harris Residential Sales, Newcastle Upon Tyne

£200,000



2 bedroom apartment for sale

[+ Add to report](#)

Baltic Quay, Mill Road, Gateshead

NO LONGER ADVERTISED

Marketed from 8 Nov 2024 to 19 May 2025 (191 days) by Hive Estates, Newcastle upon Tyne

£190,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom apartment

+ Add to report

Baltic Quay, Gateshead Quayside

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Oct 2025 to 17 Dec 2025 (72 days) by Bridgfords Lettings, Newcastle Upon Tyne



£1,100 pcm

2 bedroom flat

+ Add to report

Mill Road, Quayside, Gateshead, NE8

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Apr 2026 to 11 Jun 2026 (50 days) by Northwood Urban Base Executive, Durham

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.



Mill Road, Gateshead, NE8

PROPERTY ID: 227412881

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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