

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Watson Street, High Spen,
Rowlands Gill, NE39

228910588





PROPERTY DESCRIPTION

Our latest listing is in Watson Street, High Spen, Rowlands Gill, NE39

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **9.4%** 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...



Watson Street, High
Spen, Rowlands Gill,
NE39

228910588

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £650

Market Rent: £975

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£125,000

10% Deposit (£5,000 Minimum) **£12,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,500**

Purchase Balance **£112,500**

SDLT Charge **£6,250**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£119,750**

Your total all in costs would be ~£119,750 after taxes and fees based on a purchase price of £125,000. 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 £190,000.



£190,000

3 bedroom terraced house for sale

+ Add to report

Dobson Close, High Spen, Rowlands Gill

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2026 to 19 Aug 2026 (105 days) by WalkersXchange, Sunnyside & the North East



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Dobson Close, High Spen, Rowlands Gill, Tyne and Wear, NE39

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2026 to 27 Jul 2026 (145 days) by YOUR MOVE Chris Stonock, Rowlands Gill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our lettings team.



£1,075 pcm

3 bedroom house

+ Add to report

Ashtree Ave, High Spen, NE39

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Sep 2026 to 28 Sep 2026 (3 days) by Simple Life Management Ltd, Bradley Point



£1,050 pcm

3 bedroom house

+ Add to report

Tilley Close, High Spen, Gateshead, NE39

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2026 to 16 Sep 2026 (11 days) by Simple Life Management Ltd, Bradley Point



Interested in this
property investment?

Call us on
0161 394 2637

Watson Street, High Spenn, Rowlands Gill,
NE39

PROPERTY ID: 228910588

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.