

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Holly Avenue, Gateshead,
NE11 9UT

229230291





PROPERTY DESCRIPTION

Our latest listing is in Holly Avenue,
Gateshead, NE11 9UT

Rent currently agreed with tenant of **£800** per
calendar month which calculates to a **7.6%**
Gross Yield for investors.

This property has a potential to rent for **£814**
which would provide the investor a Gross Yield
of **7.8%** 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...**



Holly Avenue, Gateshead,
NE11 9UT

229230291

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: £800

Market Rent: £814

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£126,000

10% Deposit (£5,000 Minimum) **£12,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£18,600**

Purchase Balance **£113,400**

SDLT Charge **£6,320**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£120,720**

Your total all in costs would be ~£120,720 after taxes and fees based on a purchase price of £126,000. 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 £145,000.



£145,000

3 bedroom semi-detached house for sale

+ Add to report

King George Avenue, Gateshead, Tyne and Wear, NE11

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jun 2025 to 15 Aug 2025 (65 days) by YOUR MOVE Chris Stonock, Whickham



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Braeside, Dunston, Gateshead, Tyne and Wear, NE11

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Sep 2025 to 6 Dec 2025 (93 days) by Sarah Mains Residential Sales and Lettings, Whickham

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 lettings team.



£950 pcm

3 bedroom semi-detached house

King George Avenue, Dunston

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2025 to 29 Jul 2025 (71 days) by Living Local, Blaydon

+ Add to report



£950 pcm

3 bedroom semi-detached house

Woodside Gardens, Gateshead, Tyne and Wear, NE11

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Nov 2025 to 13 Feb 2026 (90 days) by Let Direct NE Ltd, Gateshead

+ Add to report



Holly Avenue, Gateshead, NE11 9UT

PROPERTY ID: 229230291

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.