

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Gateshead,
NE8

227029629

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Gateshead, NE8

Get instant cash flow of **£755** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£857** which would provide the investor a Gross Yield of **8.2%** 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...



Victoria Road, Gateshead,
NE8

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Modern Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £755

Market Rent: £857

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £755 per calendar month but the potential market rent is

£ 857

Returns Based on Rental Income	£755	£857
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.50	£85.70
Total Monthly Costs	£481.13	£491.33
Monthly Net Income	£273.88	£365.68
Annual Net Income	£3,286.50	£4,388.10
Net Return	8.54%	11.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,674.10**
Adjusted To

Net Return **6.95%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,513.10**
Adjusted To

Net Return **6.53%**

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 £140,000.



2 bedroom terraced house for sale

+ Add to report

Derwentwater Road, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jan 2025 to 4 Oct 2025 (268 days) by Sarah Mains Residential Sales and Lettings, Low Fell

£140,000



2 bedroom terraced house for sale

+ Add to report

Whitehall Road, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jun 2023 to 13 Mar 2024 (266 days) by Strike, Tyne, Tees & Border

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

+ Add to report

Tyne View Place, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 7 Mar 2025 (7 days) by Sarah Mains Residential Sales and Lettings, Low Fell

£895 pcm



2 bedroom semi-detached house

+ Add to report

Victoria Road, Gateshead, NE8

NO LONGER ADVERTISED

Marketed from 26 Jun 2025 to 11 Jul 2025 (15 days) by OpenRent, London

£875 pcm

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.



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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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