

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Inskip Terrace, Gateshead,  
NE8

225083788

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Inskip Terrace, Gateshead, NE8

Get instant cash flow of **£600** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£742** which would provide the investor a Gross Yield of **8.6%** 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...**



Inskip Terrace, Gateshead,  
NE8

225083788



## Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Street Parking

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 960 years

Current Rent: £600

Market Rent: £742

# Lounge



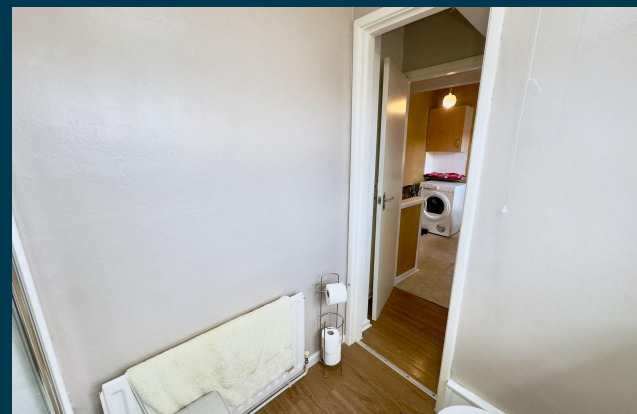
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit	£25,875.00
SDLT Charge	£5,175
Legal Fees	£1,000.00
Total Investment	£32,050.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is



£ 742

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£600	£742
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£74.20
<b>Total Monthly Costs</b>	<b>£398.44</b>	<b>£412.64</b>
<b>Monthly Net Income</b>	<b>£201.56</b>	<b>£329.36</b>
<b>Annual Net Income</b>	<b>£2,418.75</b>	<b>£3,952.35</b>
<b>Net Return</b>	<b>7.55%</b>	<b>12.33%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,468.35**  
Adjusted To

Net Return                      **7.70%**

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

Annual Net Income      **£2,399.85**  
Adjusted To

Net Return                      **7.49%**

# 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 £100,000.



£100,000

## 2 bedroom apartment for sale

+ Add to report

Inskip Terrace, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2023 to 6 Oct 2023 (99 days) by Sarah Mains Residential Sales and Lettings, Low Fell



£99,950

## 2 bedroom flat for sale

+ Add to report

Shipleigh Court, Gateshead

NO LONGER ADVERTISED

Marketed from 15 Jun 2022 to 12 Oct 2022 (118 days) by Daniel Craig Residential, Gateshead

We are pleased to bring to the market this 2 bed flat, in the popular area of Saltwell. The prope...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

+ Add to report

Inskip Terrace, Gateshead, NE8 4AJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Sep 2023 to 22 Sep 2023 (15 days) by Bowson, Jesmond



£695 pcm

2 bedroom flat

+ Add to report

Inskip Terrace, Gateshead

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Feb 2023 to 5 Apr 2023 (43 days) by Gordon Brown Estate Agents Ltd, Gateshead

# 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: **13 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](http://www.letproperty.co.uk)

Inskip Terrace, Gateshead, NE8

225083788

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.



**LETPROPERTY**