

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Edison Gardens,
Gateshead, NE8

228587894





PROPERTY DESCRIPTION

Our latest listing is in Edison Gardens, Gateshead, NE8

Rent currently agreed with tenant of **£600** per calendar month which calculates to a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£762** which would provide the investor a Gross Yield of **5.8%** 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...



Edison Gardens,
Gateshead, NE8

228587894

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: £600

Market Rent: £762

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£30,000

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

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

90% Purchase Balance **£27,000**

SDLT Charge **£0**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£26,000**

Your total all in costs would be ~£26,000 after taxes and fees based on a purchase price of £30,000. 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 £200,000.



£200,000

3 bedroom semi-detached house for sale

+ Add to report

St. Chads View, Gateshead, NE8

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Dec 2025 to 15 Jun 2026 (187 days) by Sarah Mains Residential Sales and Lettings, Low Fell



£190,000

3 bedroom end of terrace house for sale

+ Add to report

Maple Grove, Gateshead, Tyne and Wear, NE8 4SL

CURRENTLY ADVERTISED

Marketed from 3 Mar 2026 by Pattinson Estate Agents, Low Fell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.



£1,100 pcm

3 bedroom semi-detached house

Red Admiral Court, Gateshead, NE11

NO LONGER ADVERTISED

Marketed from 2 Apr 2026 to 29 May 2026 (57 days) by Let Direct NE Ltd, Gateshead

+ Add to report



£1,000 pcm

3 bedroom terraced house

Wesley Street, Low Fell, NE9

CURRENTLY ADVERTISED

Marketed from 20 Jul 2026 by Sarah Mains Residential Sales and Lettings, Low Fell

+ Add to report



Edison Gardens, Gateshead, NE8

PROPERTY ID: 228587894

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.