

LET PROPERTY PACK

INVESTMENT INFORMATION

Baltic Quay, Mill Rd,
Gateshead NE8

227392086

 www.letproperty.co.uk





Property Description

Our latest listing is in Baltic Quay, Mill Rd, Gateshead NE8

Get instant cash flow of **£1,000** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,246** which would provide the investor a Gross Yield of **8.3%** 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...



Baltic Quay, Mill Rd,
Gateshead NE8

227392086



Property Key Features

2 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £316.00 PM

Ground Rent: £12.50 PM

Lease Length: 225 years

Current Rent: £1,000

Market Rent: £1,246

Lounge



Kitchen



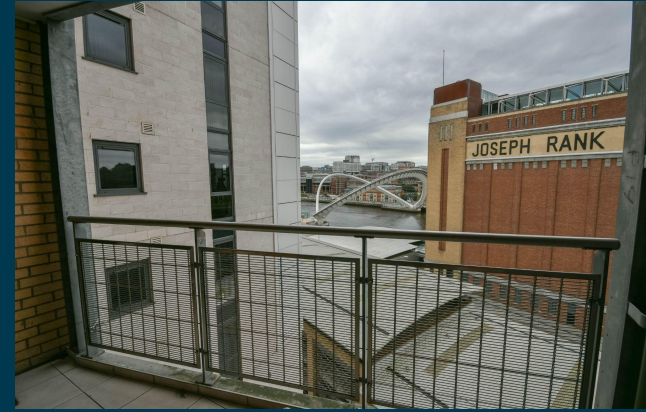
Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £180,000.

ASSUMED PURCHASE PRICE

£ 180,000

SDLT Charge	£10,100
Legal Fees	£1,000
Total Investment	£191,100

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 £1,000 per calendar month but the potential market rent is

£ 1,246

Returns Based on Rental Income	£1,000	£1,246
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£316.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£124.60
Total Monthly Costs	£443.50	£468.10
Monthly Net Income	£556.50	£777.90
Annual Net Income	£6,678.00	£9,334.80
Net Return	3.49%	4.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,843**
Adjusted To

Net Return **3.58%**

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 £229,950.



£229,950

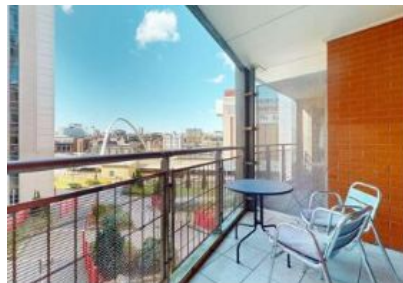
2 bedroom apartment for sale

+ Add to report

Mill Road, Gateshead

NO LONGER ADVERTISED

Marketed from 28 Oct 2022 to 4 Sep 2023 (311 days) by Gordon Brown Estate Agents Ltd, Gateshead



£180,000

2 bedroom apartment for sale

+ Add to report

BALTIC QUAY Mill Road, Gateshead

NO LONGER ADVERTISED

Marketed from 25 Apr 2025 to 13 Jun 2025 (48 days) by Cloud Estates, Newcastle Upon Tyne

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

Mill Road, Gateshead, Tyne and Wear, NE8 3QY

CURRENTLY ADVERTISED

Marketed from 28 Jul 2026 by Pattinson Estate Agents, Low Fell

+ Add to report



£1,250 pcm

2 bedroom flat

Quayside, Newcastle upon Tyne, Tyne and Wear, NE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2025 to 16 May 2025 (80 days) by George F.White, Newcastle

+ Add to report

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.



Baltic Quay, Mill Rd, Gateshead NE8

PROPERTY ID: 227392086

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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