


LET PROPERTY PACK

INVESTMENT INFORMATION

Pottersway, Gateshead,
NE9 5QH

225045959

 www.letproperty.co.uk





Property Description

Our latest listing is in Pottersway, Gateshead, NE9 5QH

Get instant cash flow of **£575** per calendar month with a **12.5%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **15.9%** 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...



Pottersway, Gateshead,
NE9 5QH

225045959



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £30 PM

Ground Rent: £1.20 PM

Lease Length: 89 years

Current Rent: £575

Market Rent: £731

Lounge



Kitchen



Bedrooms





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge	£2,750
Legal Fees	£1,000
Total Investment	£58,750

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 £575.00 per calendar month but the potential market rent is

£ 731.00

Returns Based on Rental Income	£575.00	£731.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£1.20	
Letting Fees	£57.50	£73.10
Total Monthly Costs	£103.70	£119.30
Monthly Net Income	£471.30	£611.70
Annual Net Income	£5,655.60	£7,340.40
Net Return	9.63%	12.49%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,878**
Adjusted To

Net Return **10.01%**



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 £65,000.



£65,000

2 bedroom apartment for sale

+ Add to report

Pottersway, Gateshead, NE9

NO LONGER ADVERTISED

Marketed from 8 May 2024 to 7 Aug 2024 (90 days) by GET AN OFFER, Worthing



£55,000

2 bedroom ground floor flat for sale

+ Add to report

Iona Road, Deckham, Gateshead

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jan 2025 to 1 Dec 2025 (327 days) by Safe & Secure Properties, Houghton Le Spring

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom flat

+ Add to report

Iona Road, Gateshead, NE10

NO LONGER ADVERTISED

Marketed from 22 Mar 2024 to 28 Mar 2024 (6 days) by OpenRent, London



£695 pcm

2 bedroom apartment

+ Add to report

Nursery Lane, Felling, NE10






NO LONGER ADVERTISED LET AGREED

Marketed from 5 Feb 2024 to 14 Mar 2024 (37 days) by Sarah Mains Residential Sales and Lettings, Low Fell

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: **2 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

Pottersway, Gateshead, NE9 5QH

PROPERTY ID: 12345678

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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