

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coniston, Gateshead, NE10

226835323

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





## Property Description

Our latest listing is in Coniston, Gateshead, NE10

Get instant cash flow of **£550** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **7.1%** 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...



Coniston, Gateshead,  
NE10

226835323



## Property Key Features

**2 Bedrooms**

**Modern Kitchen**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £550**

**Market Rent: £803**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





## ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge	£6,950
Legal Fees	£1,000
Total Investment	£142,950

Outlay figures based on assumed cash purchase of £135,000.

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 803

Returns Based on Rental Income	£550	£803
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£80.30
<b>Total Monthly Costs</b>	<b>£70.00</b>	<b>£95.30</b>
<b>Monthly Net Income</b>	<b>£480.00</b>	<b>£707.70</b>
<b>Annual Net Income</b>	<b>£5,760.00</b>	<b>£8,492.40</b>
<b>Net Return</b>	<b>4.03%</b>	<b>5.94%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,886**  
Adjusted To

Net Return                      **4.82%**

# 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 £145,000.



£145,000

## 2 bedroom semi-detached house for sale

+ Add to report

Lansbury Gardens, Wardley, NE10

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2025 to 14 Jun 2025 (50 days) by Sarah Mains Residential Sales and Lettings, Low Fell



£140,000

## 3 bedroom semi-detached house for sale

+ Add to report

Keir Hardie Avenue, Gateshead, NE10

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Dec 2022 to 5 May 2023 (133 days) by Purplebricks, covering Newcastle upon Tyne

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom end of terrace house

+ Add to report

Buttermere, Heworth, Gateshead

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 19 Jun 2025 (70 days) by Jan Forster Estates, Gosforth



£825 pcm

## 2 bedroom semi-detached house

+ Add to report

Buttermere, Gateshead, NE10






NO LONGER ADVERTISED

Marketed from 19 Mar 2026 to 26 Mar 2026 (7 days) by Lightning Estates, 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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Coniston, Gateshead, NE10

PROPERTY ID: 226835323

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**