

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gainsborough Avenue,  
South Shields, NE34

211451246

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





## Property Description

Our latest listing is in Gainsborough Avenue, South Shields, NE34

Get instant cash flow of **£525** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.**

Don't miss out on this fantastic investment opportunity...



Gainsborough Avenue,  
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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Parking Space Available**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

**Market Rent: £704**



# Lounge

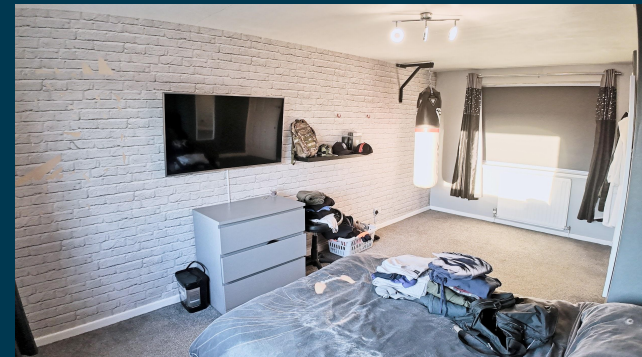




# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 704

Returns Based on Rental Income	£525	£704
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£52.50	£70.40
<b>Total Monthly Costs</b>	<b>£355.00</b>	<b>£372.90</b>
<b>Monthly Net Income</b>	<b>£170.00</b>	<b>£331.10</b>
<b>Annual Net Income</b>	<b>£2,040.00</b>	<b>£3,973.20</b>
<b>Net Return</b>	<b>7.62%</b>	<b>14.85%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 Adjusted To **£2,565.20**

Net Return **9.59%**

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

Annual Net Income Adjusted To **£2,593.20**

Net Return **9.69%**

# 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 £125,000.



£125,000

## 3 bedroom end of terrace house for sale

+ Add to report

Gainsborough Avenue, South Shields

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Apr 2024 to 6 Aug 2024 (114 days) by Andrew Craig, South Shields



£110,000

## 2 bedroom terraced house for sale

+ Add to report

Gainsborough Avenue, South Shields

NO LONGER ADVERTISED

Marketed from 15 Jun 2021 to 11 Oct 2021 (117 days) by Andrew Craig, South Shields

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom semi-detached house

+ Add to report

Lawrence Avenue, South Shields

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2024 to 20 Sep 2024 (70 days) by Bridgfords Lettings, Washington



£700 pcm

## 2 bedroom terraced house

+ Add to report

Moreland Road, South Shields

NO LONGER ADVERTISED

Marketed from 23 Feb 2023 to 3 Apr 2023 (39 days) by Andrew Craig, South Shields



# Current Tenant Profile



As this property is currently tenanted, 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: **5 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.



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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**