

# Seekers

## Buy to Let



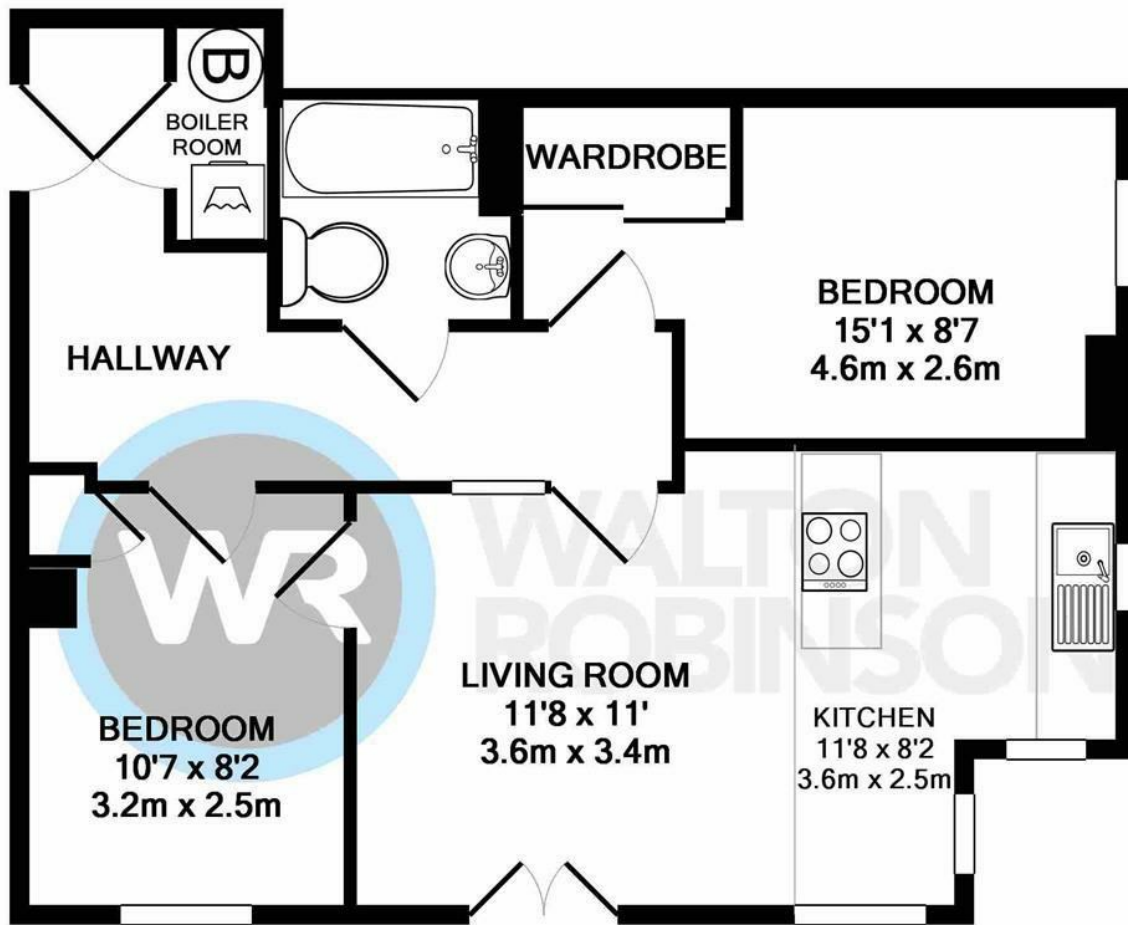
### 14 The Printworks, Rutherford Street NE4 5DP

INVESTMENT OPPORTUNITY - City Centre Apartment currently LET UNTIL AUGUST 2026 producing £12,600pa annualised rental income, increasing to £13,176 from August 2025. The property is well presented and is located ideally for Newcastle Helix, China Town and Newcastle Business School, comprises of an open plan living and kitchen area with integrated appliances, Juliet balcony, two double bedrooms, bathroom with mains powered shower over bath and utility cupboard housing washing machine and electric powered boiler. The property also benefits from a secure parking space, which could be rented to achieve additional income.

- Investment Opportunity
- £12,600pa Rental Income
- Increasing to £13,176pa from August 2026
- 9.8% Gross Yield
- Tenanted until August 2026
- Third Floor City Centre Apartment
- Open Plan Living & Kitchen
- Two Double Bedrooms
- Car Parking Space
- Service Charge Approx. £1,350pa

£140,000 Leasehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY  
T: 0191 649 7008 | Email: [sales@waltonrobinson.com](mailto:sales@waltonrobinson.com) | [www.waltonrobinson.com](http://www.waltonrobinson.com)



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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