

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shaftesbury Street,  
Stockton-on-Tees, TS18

208246888

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





## Property Description

Our latest listing is in Shaftesbury Street, Stockton-on-Tees, TS18

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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 make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**6 Bedrooms**

**3 Bathrooms**

**Spacious Lounge**

**Front Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Current Rent: £700**

**Market Rent: £1,000**



# Lounge





# Kitchen





# Bedrooms

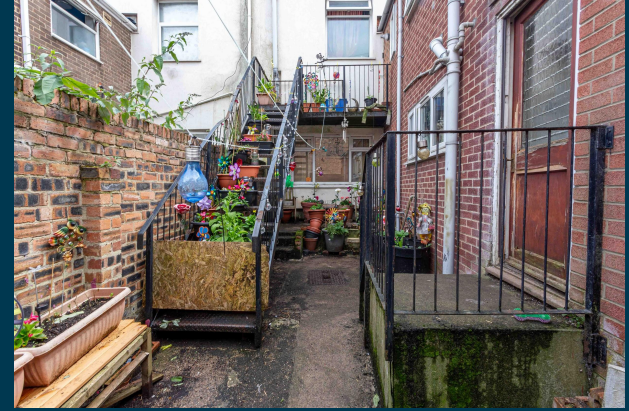


# Bathroom





# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	£37,500.00
SDLT Charge	4500
Legal Fees	£1,000.00
Total Investment	£43,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£70.00	£100.00
<b>Total Monthly Costs</b>	<b>£553.75</b>	<b>£583.75</b>
<b>Monthly Net Income</b>	<b>£146</b>	<b>£416</b>
<b>Annual Net Income</b>	<b>£1,755</b>	<b>£4,995</b>
<b>Net Return</b>	<b>4.08%</b>	<b>11.62%</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      **£2,995**  
Adjusted To

Net Return                      **6.97%**

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

Annual Net Income      **£2,745**  
Adjusted To

Net Return                      **6.38%**

# 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 £320,000.



£320,000

## 16 bedroom block of apartments for sale

1a Shaftesbury Street, STOCKTON-ON-TEES

+ Add to report

NO LONGER ADVERTISED

UNSOLD AT AUCTION | 18 May 2021 | \*\*\*CONTACT THE AUCTIONEERS FOR FURTHER DETAILS\*\*\* | EPC Rating - C

Marketed from 8 Apr 2021 to 22 Aug 2022 (500 days) by William H. Brown, Northern Auction Centre



£115,000

## 7 bedroom terraced house for sale

Shaftesbury Street, Stockton-On-Tees, TS18

+ Add to report

NO LONGER ADVERTISED

Seven Bedroom licenced HMO property with TWO bathrooms, TWO reception rooms and Kitchen.

SOLD PRICE HISTORY

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 6 bedroom end of terrace house

Westbourne Street, Stockton-on-Tees, TS18 3EN

+ Add to report

NO LONGER ADVERTISED LET AGREED

walking distance to schools, town and a a supermarket | plenty of on street parking | Fully furni...

SOLD PRICE HISTORY



£775 pcm

## 5 bedroom terraced house

Shaftesbury Street, Stockton-On-Tees, TS18

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1730148






Marketed from 9 Jul 2023 to 9 Aug 2023 (30 days) by OpenRent, London



# 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**
-  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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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**