

LET PROPERTY PACK

INVESTMENT INFORMATION

Anchor House, Quayside,
Hartlepool, TS24

211284566

 www.letproperty.co.uk





Property Description

Our latest listing is in Anchor House, Quayside, Hartlepool, TS24

This property has a potential to rent for **£575** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Balcony

Factor Fees: £141.67

Ground Rent: £0.00

Lease Length: TBC

Current Rent: VACANT

Market Rent: £575

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000

25% Deposit	£23,750.00
SDLT Charge	2850
Legal Fees	£1,000.00
Total Investment	£27,600.00

Projected Investment Return



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.



Returns Based on Rental Income	£575
Mortgage Payments on £71,250.00 @ 5%	£296.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£141.67
Ground Rent	£0.00
Letting Fees	£57.50
Total Monthly Costs	£511.05
Monthly Net Income	£64
Annual Net Income	£767
Net Return	2.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£383**
Adjusted To

Net Return **-1.39%**

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

Annual Net Income **-£658**
Adjusted To

Net Return **-2.38%**

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 £107,000.



£107,000

2 bedroom apartment for sale

+ Add to report

Spinnaker House, Marina, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jul 2020 to 31 Mar 2022 (631 days) by Smith & Friends Estate Agents, Hartlepool



£80,000

2 bedroom flat for sale

+ Add to report

Chandlers Close, Hartlepool

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Manners & Harrison, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom apartment

+ Add to report

Trafalgar House, Slake Terrace, Marina, Hartlepool

NO LONGER ADVERTISED

Marketed from 7 Dec 2023 to 7 Dec 2023 by Smith & Friends Estate Agents, Hartlepool



£550 pcm

2 bedroom apartment

+ Add to report

Breakwater House, Marina, Hartlepool

NO LONGER ADVERTISED






LET AGREED

Marketed from 4 Mar 2024 to 15 Apr 2024 (41 days) by Smith & Friends Estate Agents, Hartlepool

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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.



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