

# LET PROPERTY PACK

## INVESTMENT INFORMATION

West Park Garth,  
Sedgefield,  
Stockton-on-Tees, TS21

211326067

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





## Property Description

Our latest listing is in West Park Garth, Sedgefield, Stockton-on-Tees, TS21

Get instant cash flow of **£775** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **5.6%** 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...



West Park Garth,  
Sedgefield,  
Stockton-on-Tees, TS21

211326067



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Patio**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: Freehold**

**Current Rent: £775**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000

|                  |            |
|------------------|------------|
| 25% Deposit      | £42,500.00 |
| SDLT Charge      | 5100       |
| Legal Fees       | £1,000.00  |
| Total Investment | £48,600.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 800

| Returns Based on Rental Income        | £775           | £800           |
|---------------------------------------|----------------|----------------|
| Mortgage Payments on £127,500.00 @ 5% | £531.25        |                |
| Est. Building Cover (Insurance)       | £15.00         |                |
| Approx. Factor Fees                   | £0.00          |                |
| Ground Rent                           | £0.00          |                |
| Letting Fees                          | £77.50         | £80.00         |
| <b>Total Monthly Costs</b>            | <b>£623.75</b> | <b>£626.25</b> |
| <b>Monthly Net Income</b>             | <b>£151</b>    | <b>£174</b>    |
| <b>Annual Net Income</b>              | <b>£1,815</b>  | <b>£2,085</b>  |
| <b>Net Return</b>                     | <b>3.73%</b>   | <b>4.29%</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      **£485**  
Adjusted To

Net Return                      **1.00%**

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

Annual Net Income      **-£465**  
Adjusted To

Net Return                      **-0.96%**

# 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 £200,000.



£200,000

## 2 bedroom terraced house for sale

+ Add to report

Boynston Grove, Sedgfield, Stockton-on-Tees, Durham

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Dec 2021 to 16 Jun 2022 (166 days) by Express Estate Agency, Nationwide



£159,950

## 2 bedroom end of terrace house for sale

+ Add to report

West Park Garth, Sedgfield, Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 3 Aug 2023 to 1 Feb 2024 (182 days) by Robinsons, Sedgfield

# 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 flat

+ Add to report

Church View, Sedgefield, Stockton-On-Tees

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 26 Feb 2024 (54 days) by Robinsons, Sedgefield



£650 pcm

2 bedroom terraced house

+ Add to report

WEST END, SEDGEFIELD, SEDGEFIELD DISTRICT, TS21






NO LONGER ADVERTISED

Marketed from 12 May 2023 to 17 May 2023 (5 days) by Downen, Sedgefield

# 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: **Within 2 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.



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

West Park Garth, Sedgefield,  
Stockton-on-Tees, TS21

211326067

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**