

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stockton Road, Hartlepool,  
TS25

212516784

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





## Property Description

Our latest listing is in Stockton Road, Hartlepool, TS25

Get instant cash flow of **£2,730** per calendar month with a **10.3%** Gross Yield for investors.

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...



Stockton Road,  
Hartlepool, TS25

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## Property Key Features

**6 Bedrooms**

**Multiple Bathrooms**

**Spacious Rooms**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £2,730**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £317,000.00 and borrowing of £237,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 317,000.00

25% Deposit	£79,250.00
SDLT Charge	£12,860
Legal Fees	£1,000.00
Total Investment	£93,110.00

# Projected Investment Return



The monthly rent of this property is currently set at

£ 2,730



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.



<b>Returns Based on Rental Income</b>	<b>£2,730</b>
Mortgage Payments on £237,750.00 @ 5%	<b>£990.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>freehold</b>
Letting Fees	<b>£273.00</b>
<b>Total Monthly Costs</b>	<b>£1,278.63</b>
<b>Monthly Net Income</b>	<b>£1,451.38</b>
<b>Annual Net Income</b>	<b>£17,416.50</b>
<b>Net Return</b>	<b>18.71%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£11,956.50**  
Adjusted To

Net Return                      **12.84%**

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

Annual Net Income      **£12,661.50**  
Adjusted To

Net Return                      **13.60%**

# 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

## 6 bedroom detached house for sale

+ Add to report

Stockton Road, Hartlepool

NO LONGER ADVERTISED

Marketed from 21 Apr 2023 to 12 May 2023 (20 days) by Stuart Edwards, Durham

Rare Development Opportunity | 2 Large Victorian Properties | 5 Minute Drive to Marina | Prime Lo...



£260,000

## 10 bedroom detached house for sale

+ Add to report

Stockton Road, Hartlepool.

CURRENTLY ADVERTISED

Marketed from 9 Feb 2024 by Downen, Hartlepool

The auction ends on April the 9th at 2:00pm SOLD AS SEEN!! This property is being offered at a st...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 5 bedroom detached bungalow

+ Add to report

Woodburn Lodge Blakelock Gardens, Hartlepool

NO LONGER ADVERTISED

Marketed from 23 Jan 2023 to 1 Mar 2023 (37 days) by Downen, Hartlepool



£1,100 pcm

## 5 bedroom detached house

+ Add to report

Woodburn Lodge, Blakelock Gardens, Hartlepool






NO LONGER ADVERTISED

Marketed from 13 Oct 2022 to 9 Jan 2023 (87 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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**