



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Thornaby Place,  
Stockton-On-Tees, TS17

217076266

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





## Property Description

Our latest listing is in Thornaby Place, Stockton-On-Tees, TS17

Get instant cash flow of **£525** per calendar month with a **16.2%** Gross Yield for investors.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



LET PROPERTY



Thornaby Place,  
Stockton-On-Tees, TS17

217076266



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Shared Private Parking

Factor Fees: £145.33 PM

Ground Rent: £29.58 PM

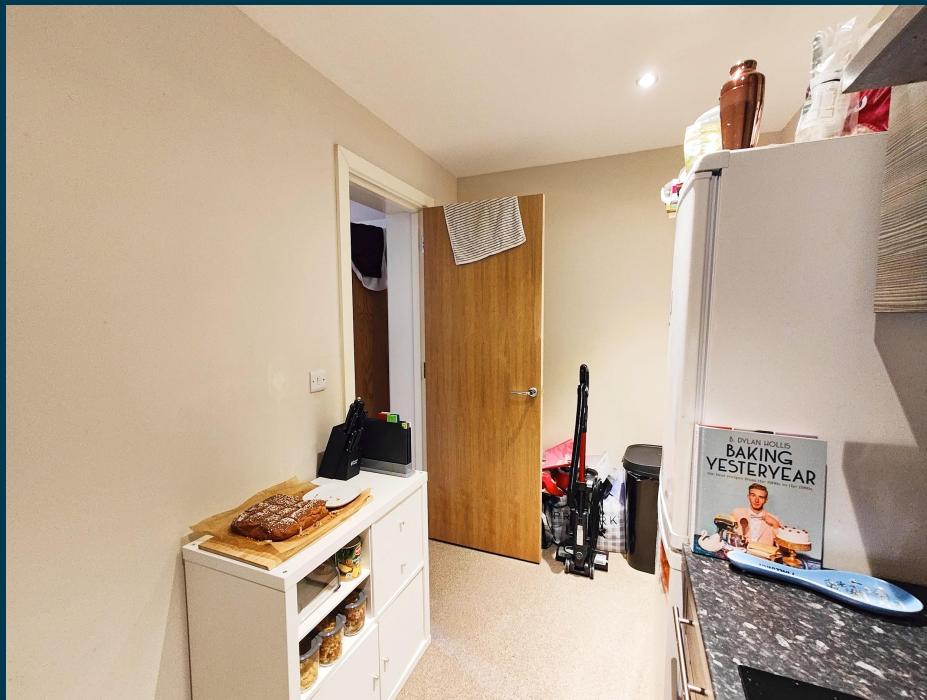
Lease Length: 116 years

Current Rent: £525

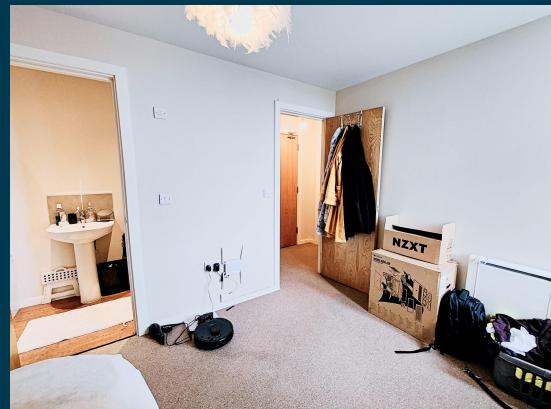
# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 39,000

SDLT Charge £1,950

Legal Fees £1,000

Total Investment £41,950

Outlay figures based on assumed cash purchase of £50,000.

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £525 per calendar month.

Returns Based on Rental Income	£525
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£145.33
Ground Rent	£29.58
Letting Fees	£52.50
<b>Total Monthly Costs</b>	<b>£242.41</b>
<b>Monthly Net Income</b>	<b>£282.59</b>
<b>Annual Net Income</b>	<b>£3,391.08</b>
<b>Net Return</b>	<b>8.08%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£2,341**  
Adjusted To

Net Return **5.58%**

# 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 £45,000.

A photograph of a two-story brick building with a ground-floor shop unit. A red car is parked in front of the entrance. The property is a 1-bedroom flat for sale.

**£45,000**

**1 bedroom flat for sale**

4a Ramsgate, Stockton-on-Tees, TS18

**CURRENTLY ADVERTISED**

Marketed from 20 Dec 2024 by The Good Estate Agent, National

**+ Add to report**

A photograph of a brick terraced house with a garden in front. The property is a 1-bedroom flat for sale.

**£45,000**

**1 bedroom flat for sale**

Palmerston Street, Stockton-On-Tees, TS18 1NU

**CURRENTLY ADVERTISED**

Marketed from 27 Nov 2024 by Property Express, Normanby

**+ Add to report**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat**

**+ Add to report**

Thornaby Place, Thornaby, Stockton-On-Tees, TS17

**NO LONGER ADVERTISED**

Marketed from 28 Apr 2025 to 24 May 2025 (26 days) by OpenRent, London

**£650 pcm**



**1 bedroom flat**

**+ Add to report**

Prince Regent Street, Stockton-On-Tees, Durham, TS18

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 21 Feb 2025 to 12 May 2025 (80 days) by Acorn Lettings & Sales, Stockton-On-Tees

**£575 pcm**

# 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: **Moved in within the last 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.



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

Thornaby Place, Stockton-On-Tees, TS17

PROPERTY ID: 12345678



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.



**LET PROPERTY**