

LET PROPERTY PACK

INVESTMENT INFORMATION

St.Anthonys Road,
Middlesbrough, TS3 8PF

219559182

 www.letproperty.co.uk





Property Description

Our latest listing is in St.Anthonys Road, Middlesbrough, TS3 8PF

Get instant cash flow of **£630** per calendar month with a **5.21%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.52%** 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

3 Bedrooms

2 Bathrooms

Well-Maintained Property

Private Driveway Parking

Factor Fees: TBC

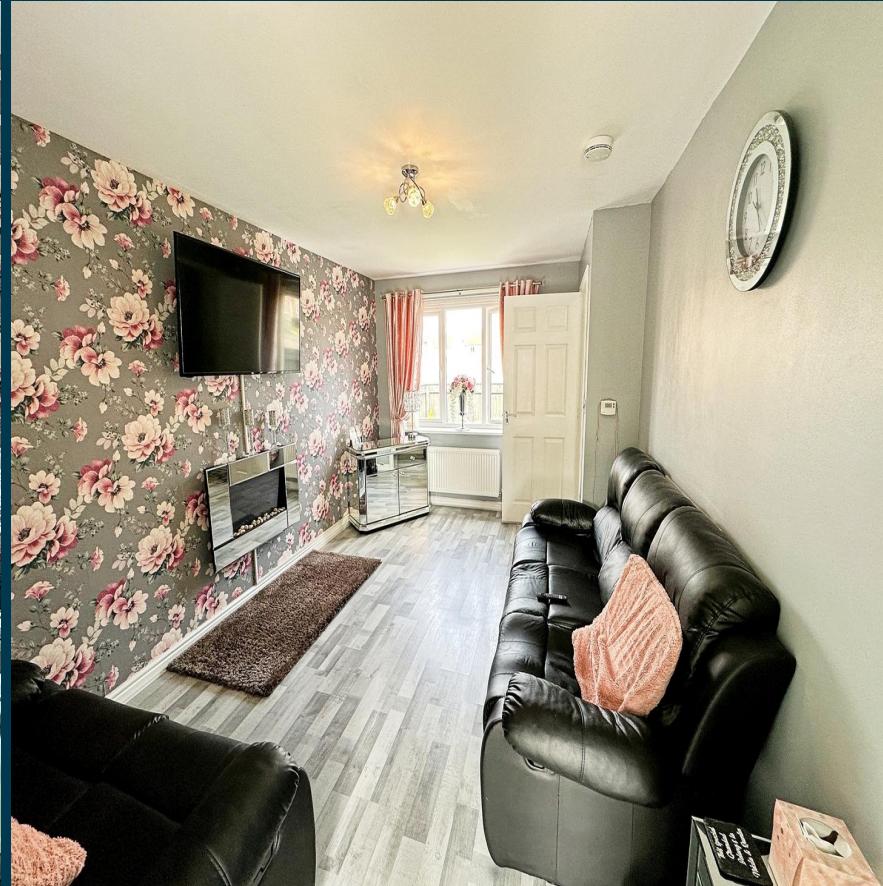
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £630

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£630	£1,150
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£63.00	£115.00
Total Monthly Costs	£599.88	£651.88
Monthly Net Income	£30.13	£498.13
Annual Net Income	£361.50	£5,977.50
Net Return	0.70%	11.51%

Our industry leading letting agency **Let Property Management** 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	£3,677.50
Adjusted To	
Net Return	7.08%

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

Annual Net Income	£3,472.50
Adjusted To	
Net Return	6.69%

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 £180,000.



£180,000

3 bedroom detached house for sale

+ Add to report

Maplewood Drive, Middlesbrough

NO LONGER ADVERTISED

Marketed from 8 May 2024 to 20 Dec 2024 (225 days) by PH Estate Agents, Middlesbrough

NO FORWARD CHAIN - VACANT | BEAUTIFUL FAMILY HOME | BUILDERS INCENTIVE OF £1000 TOWARDS BUYERS LE...



£175,000

3 bedroom detached house for sale

+ Add to report

Sandling Court, Marton, Middlesbrough

NO LONGER ADVERTISED

Marketed from 29 Nov 2024 to 24 Dec 2024 (24 days) by Property Express, Normanby

No Onward Chain | Three bedrooms | Link detached | Driveway providing ample off street parking...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom detached house

Scholars Rise, Middlesbrough, TS4

+ Add to report

NO LONGER ADVERTISED

Marketed from 24 Jun 2024 to 9 Aug 2024 (45 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2131908



£1,200 pcm

3 bedroom detached house

+ Add to report

Larkspur Road, Marton-in-Cleveland, Middlesbrough, TS7 8SD

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 2 May 2025 (29 days) by Harvey Brooks, Marton

Three bedroom detached home. | Fantastic studio to the rear garden. | Open plan kitchen/dining ro...

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: **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.



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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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