

LET PROPERTY PACK

INVESTMENT INFORMATION

Grange Estate,
Middlesbrough, TS6 8EL

219233018

 www.letproperty.co.uk





Property Description

Our latest listing is in Grange Estate, Middlesbrough, TS6 8EL

Get instant cash flow of **£440** per calendar month with a **5.87%** Gross Yield for investors.

This property has a potential to rent for **£654** which would provide the investor a Gross Yield of **8.72%** 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...



Grange Estate,
Middlesbrough, TS6 8EL

219233018



Property Key Features

3 Bedrooms

1 Bathroom and separate WC

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £440

Market Rent: £654

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 654

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



Returns Based on Rental Income	£440	£654
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£44.00	£65.40
Total Monthly Costs	£384.00	£405.40
Monthly Net Income	£56.00	£248.60
Annual Net Income	£672.00	£2,983.20
Net Return	2.09%	9.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,675.20**
Adjusted To

Net Return **5.20%**

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

Annual Net Income **£1,423.20**
Adjusted To

Net Return **4.42%**

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 £119,950.



£119,950

3 bedroom terraced house for sale

+ Add to report

Wilton Green, Lazenby

CURRENTLY ADVERTISED SOLD STC

Marketed from 5 Feb 2025 by Michael Poole, Eston

Larger Than Average Three Bedroom Property | Stunning Views | Utility Room | Large Rear Garden | ...



£117,500

3 bedroom terraced house for sale

+ Add to report

Normanby Road, Normanby, TS6 0DX

NO LONGER ADVERTISED SOLD STC

Marketed from 16 May 2024 to 9 May 2025 (357 days) by Lettings Express, Normanby

A Large 3 Bedroom Terraced Property Situated To Normanby | Huge Investment Potential With A Renta...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom terraced house

+ Add to report

Moorcock Close, Middlesbrough, TS6

NO LONGER ADVERTISED

Marketed from 7 May 2025 to 12 May 2025 (4 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2476119



£675 pcm

3 bedroom terraced house

+ Add to report

Bankfields Road, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Aug 2024 to 28 Aug 2024 (14 days) by PH Estate Agents, Middlesbrough

AVAILABLE TO VIEW | REFERENCES REQUIRED | THREE BEDROOM | ON-STREET PARKING | REAR GARDEN | REPOS...

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.



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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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