

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Althorp, Redcar, TS10

220870363

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





## Property Description

Our latest listing is in Althorp, Redcar, TS10

Get instant cash flow of **£680** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £680**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 136,000.00

25% Deposit	£34,000.00
SDLT Charge	£7,020
Legal Fees	£1,000.00
Total Investment	£42,020.00

# Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£ 900

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



Returns Based on Rental Income	£680	£900
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£68.00	£90.00
Total Monthly Costs	£508.00	£530.00
Monthly Net Income	£172.00	£370.00
Annual Net Income	£2,064.00	£4,440.00
Net Return	4.91%	10.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,640.00**  
Adjusted To

Net Return                      **6.28%**

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

Annual Net Income      **£2,400.00**  
Adjusted To

Net Return                      **5.71%**

# 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 £135,000.



**£135,000**

## 3 bedroom end of terrace house for sale

Corporation Road, Redcar, TS10 1HB

**CURRENTLY ADVERTISED**

**SOLD STC**

Marketed from 17 Oct 2024 by PH Estate Agents, Redcar



**£125,000**

## 3 bedroom terraced house for sale

Thrush Road, Redcar

**CURRENTLY ADVERTISED**

Marketed from 1 Sep 2025 by Inglebys Estate Agents, Saltburn-By-The-Sea

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £945 based on the analysis carried out by our letting team at **Let Property Management**.



£945 pcm

## 2 bedroom semi-detached house

Kirkleatham Green, Redcar, TS10

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2024 to 26 Feb 2025 (75 days) by Simple Life, Simple Life

+ Add to report



£900 pcm

## 2 bedroom detached bungalow

Lilac Grove, Redcar

NO LONGER ADVERTISED

Marketed from 26 Apr 2025 to 26 Apr 2025 by PH Estate Agents, Middlesbrough

+ Add to report

# Current Tenant Profile



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.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**



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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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