

LET PROPERTY PACK

INVESTMENT INFORMATION

Jameson Road, Hartlepool,
TS25

219133142

 www.letproperty.co.uk





Property Description

Our latest listing is in Jameson Road, Hartlepool, TS25

This property has a potential to rent for **£710** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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..



Jameson Road,
Hartlepool, TS25

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Property Key Features

3 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £710

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



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



Returns Based on Rental Income	£710
Mortgage Payments on £97,500.00 @ 5%	£406.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£71.00
Total Monthly Costs	£492.25
Monthly Net Income	£217.75
Annual Net Income	£2,613.00
Net Return	6.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,193.00**
Adjusted To

Net Return **2.98%**

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

Annual Net Income **£663.00**
Adjusted To

Net Return **1.65%**

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 £125,000.



£125,000

3 bedroom semi-detached house for sale

+ Add to report

Maxwell Road, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2022 to 17 May 2023 (231 days) by Smith & Friends Estate Agents, Hartlepool



£125,000

3 bedroom semi-detached house for sale

+ Add to report

Jameson Road, Hartlepool

NO LONGER ADVERTISED

Marketed from 24 Oct 2022 to 26 Apr 2023 (184 days) by Manners & Harrison, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom house

Lennox Walk, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2025 to 30 Jun 2025 (23 days) by Manners & Harrison - Lettings, Hartlepool

+ Add to report



£725 pcm

3 bedroom house

Farr Walk, HARTLEPOOL

NO LONGER ADVERTISED

Marketed from 7 Aug 2025 to 8 Sep 2025 (31 days) by Manners & Harrison - Lettings, Hartlepool

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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219133142

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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