

LET PROPERTY PACK

INVESTMENT INFORMATION

Birkhall Road,
Middlesbrough, TS3

219772997

 www.letproperty.co.uk





Property Description

Our latest listing is in Birkhall Road, Middlesbrough, TS3

Get instant cash flow of **£585** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£781** which would provide the investor a Gross Yield of **10.9%** 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...



Birkhall Road,
Middlesbrough, TS3

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Property Key Features

3 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £585

Market Rent: £781

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

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 £585 per calendar month but the potential market rent is

£ 781

Returns Based on Rental Income	£585	£781
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£58.50	£78.10
Total Monthly Costs	£342.25	£361.85
Monthly Net Income	£242.75	£419.15
Annual Net Income	£2,913.00	£5,029.80
Net Return	10.87%	18.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,467.80**
Adjusted To

Net Return **12.94%**

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

Annual Net Income **£3,739.80**
Adjusted To

Net Return **13.95%**

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 £95,000.



£95,000

3 bedroom semi-detached house for sale

+ Add to

Rainsford Crescent, Middlesbrough, TS3

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Dec 2022 to 30 Jun 2023 (211 days) by Purplebricks, covering Teesside



£92,500

3 bedroom semi-detached house for sale

+ Add

Carisbrooke Avenue, Middlesbrough

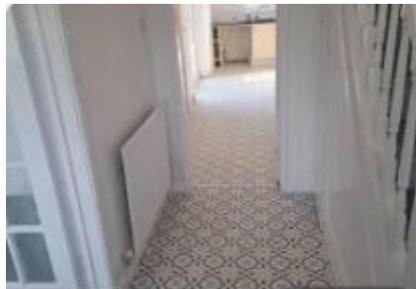
NO LONGER ADVERTISED

Marketed from 24 Mar 2021 to 26 Apr 2021 (33 days) by Clarke Munro, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £845 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

3 bedroom semi-detached house

+ Add to report

College Road, Middlesbrough, TS3

NO LONGER ADVERTISED

Marketed from 28 Oct 2025 to 10 Nov 2025 (12 days) by OpenRent, London



£750 pcm

3 bedroom end of terrace house

+ Add to report

Carisbrooke Avenue, Middlesbrough

CURRENTLY ADVERTISED

Marketed from 14 Dec 2025 by Michael Poole, Middlesbrough

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: **4 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.



Birkhall Road, Middlesbrough, TS3

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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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