

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road, Redcar, TS10

209627387

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Road, Redcar, TS10

Get instant cash flow of **£800** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

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



Station Road, Redcar,
TS10

209627387



Property Key Features

2 Bedrooms

1 Bathroom

Balcony

Front Garden Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£800	£850
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£473.13	£478.13
Monthly Net Income	£326.88	£371.88
Annual Net Income	£3,922.50	£4,462.50
Net Return	10.52%	11.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,762.50**
Adjusted To

Net Return **7.41%**

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

Annual Net Income **£2,647.50**
Adjusted To

Net Return **7.10%**

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 £130,000.



£129,950

2 bedroom cottage for sale

[+ Add to report](#)

Station Road, Redcar, North Yorkshire, TS10

NO LONGER ADVERTISED

Marketed from 6 Sep 2021 to 7 Sep 2021 by Kings Estate Agents, Redcar



£114,000

2 bedroom end of terrace house for sale

[+ Add to report](#)

Station Road, Redcar

NO LONGER ADVERTISED

Marketed from 29 Jan 2020 to 28 Sep 2020 (242 days) by Yopa, North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom detached bungalow

Lord Street, Redcar, North Yorkshire, TS10

CURRENTLY ADVERTISED

Marketed from 21 Oct 2025 by Kings Estate Agents, Redcar

+ 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



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: **Within 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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