

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bruntons Manor Court,  
Middlesbrough, TS3

209823994

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





## Property Description

Our latest listing is in Bruntons Manor Court, Middlesbrough, TS3

Get instant cash flow of **£460** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Bruntons Manor Court,  
Middlesbrough, TS3

209823994



## Property Key Features

**2 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Spacious Patio**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £460**

**Market Rent: £850**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit £23,000.00

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00



# Projected Investment Return



The monthly rent of this property is currently set at £460 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	£460	£850
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£46.00	£85.00
Total Monthly Costs	£348.50	£387.50
Monthly Net Income	£111.50	£462.50
Annual Net Income	£1,338.00	£5,550.00
Net Return	4.68%	19.41%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,850.00**  
Adjusted To

Net Return      **13.46%**

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

Annual Net Income      **£4,170.00**  
Adjusted To

Net Return      **14.58%**

# 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 £100,000.



£100,000

## 2 bedroom semi-detached house for sale

+ Add to report

Hatherley Court, Danesford Place

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2024 to 24 May 2024 (76 days) by Michael Poole, Middlesbrough



£100,000

## 2 bedroom semi-detached house for sale

+ Add to report

St. Anthonys Road, Middlesbrough, North Yorkshire, TS3

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jun 2024 to 4 Feb 2025 (228 days) by Bridgfords, Middlesbrough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £985 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 2 bedroom terraced house

+ Add to report

Jubilee Street, Middlesbrough, TS3

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 22 Aug 2024 (13 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2177960



£850 pcm

## 2 bedroom house

+ Add to report

Hoskins Way, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2025 to 26 Aug 2025 (41 days) by Bridgfords Lettings, 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**



Current term of tenancy: **5 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.



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

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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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