

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Parton Street, Hartlepool,  
TS24

209944860

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





## Property Description

Our latest listing is in Parton Street, Hartlepool, TS24

Get instant cash flow of **£475** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **12.0%** 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...**



Parton Street, Hartlepool,  
TS24

209944860



## Property Key Features

**3 bedroom**

**1 Bathroom**

**Spacious Rooms**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £475**

**Market Rent: £600**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 60,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £15,000.00 |
| Stamp Duty ADS @ 6% | £3,600.00  |
| LBTT Charge         | £0         |
| Legal Fees          | £1,000.00  |
| Total Investment    | £19,600.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 600

| Returns Based on Rental Income       | £475             | £600             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £45,000.00 @ 5% | £187.50          |                  |
| Est. Building Cover (Insurance)      | £15.00           |                  |
| Approx. Factor Fees                  | £0.00            |                  |
| Ground Rent                          | TBC              |                  |
| Letting Fees                         | £47.50           | £60.00           |
| <b>Total Monthly Costs</b>           | <b>£250.00</b>   | <b>£262.50</b>   |
| <b>Monthly Net Income</b>            | <b>£225.00</b>   | <b>£337.50</b>   |
| <b>Annual Net Income</b>             | <b>£2,700.00</b> | <b>£4,050.00</b> |
| <b>Net Return</b>                    | <b>13.78%</b>    | <b>20.66%</b>    |

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,850.00**  
Adjusted To

Net Return                      **14.54%**

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

Annual Net Income      **£3,150.00**  
Adjusted To

Net Return                      **16.07%**

# 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 £70,000.



£70,000

## 3 bedroom terraced house for sale

+ Add to report

Wharton Terrace, Hartlepool

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Mar 2024 to 20 May 2024 (69 days) by Collier Estates, Hartlepool

three bedroom terraced property | ideal for a multitude of buyers including small families and Bu...

📊 Sold price history:

[View](#)



£70,000

## 3 bedroom end of terrace house for sale

+ Add to report

St. Oswalds Street, Hartlepool, TS24

NO LONGER ADVERTISED

Marketed from 23 Aug 2023 to 25 Sep 2023 (33 days) by Collier Estates, Hartlepool

Sold as a vacant possession. This newly renovated 3 bedroom end of terrace house in St. Oswald's ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

## 3 bedroom end of terrace house

+ Add to report

Challoner Road, Hartlepool, TS24

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Sep 2023 to 27 Dec 2023 (102 days) by Insight Lettings, Scarborough

End Terrace | 3 Beds | Energy Rating : D | Council Tax Band A | Unfurnished | Garage | Parking | ...



£600 pcm

## 3 bedroom end of terrace house

+ Add to report

Challoner Road, Hartlepool, TS24

NO LONGER ADVERTISED






Marketed from 20 Nov 2022 to 1 Dec 2022 (10 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1509116

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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.



Parton Street, Hartlepool, TS24

PROPERTY ID: 12345678

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.



**LETPROPERTY**