

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosebury View, Thornaby,
TS1

208676212

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosebury View, Thornaby, TS1

Get instant cash flow of **£550** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£700** 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...



Rosebury View, Thornaby,
TS1

208676212



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit £17,500.00

SDLT Charge £3,500

Legal Fees £1,000.00

Total Investment £22,000.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£550	£700
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£70.00
Total Monthly Costs	£288.75	£303.75
Monthly Net Income	£261.25	£396.25
Annual Net Income	£3,135.00	£4,755.00
Net Return	14.25%	21.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,355.00**
Adjusted To

Net Return **15.25%**

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

Annual Net Income **£3,705.00**
Adjusted To

Net Return **16.84%**

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 £85,000.



£85,000

3 bedroom terraced house for sale

St. Pauls Road, Thornaby, Stockton-On-Tees

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Sep 2022 to 26 Apr 2023 (208 days) by Manners & Harrison, Stockton On Tees

PERFECT FAMILY HOME | CONTEMPORARY KITCHEN | UTILITY ROOM | THREE BEDROOMS | LOW MAINTENANCE REAR...

 Sold price history: [View](#)

 Floor plan: [View](#)

[+ Add to report](#)



£85,000

2 bedroom house for sale

Thornaby Road, Thornaby, Stockton-On-Tees, TS17

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Feb 2022 to 31 Mar 2022 (52 days) by Browns, Norton

Excellent location for access to the A66 | Could be an ideal first time buy | Great property for ...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

Eric Avenue, Thornaby

NO LONGER ADVERTISED

Marketed from 15 Sep 2023 to 30 Oct 2023 (44 days) by KDM Estates, Peterlee

Terraced | 3 Beds | 2 Receptions | 2 Bathrooms | Unfurnished | Shower | Garden | Dishwasher | Gas...

+ Add to report



£700 pcm

3 bedroom terraced house

Oxford Road, Thornaby, Stockton-On-Tees, TS17

NO LONGER ADVERTISED

Marketed from 25 Apr 2023 to 5 May 2023 (9 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1689379

+ 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: **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.



www.letproperty.co.uk

Rosebury View, Thornaby, TS1

208676212

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