

LET PROPERTY PACK

INVESTMENT INFORMATION

Arthur Terrace, Redcar, TS11

212962136

 www.letproperty.co.uk





Property Description

Our latest listing is in Arthur Terrace, Redcar, TS11

Get instant cash flow of **£500** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£576** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Arthur Terrace, Redcar,
TS11

212962136



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £576

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £82,000.00 and borrowing of £61,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 82,000.00

25% Deposit	£20,500.00
SDLT Charge	£2,460
Legal Fees	£1,000.00
Total Investment	£23,960.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 576

Returns Based on Rental Income	£500	£576
Mortgage Payments on £61,500.00 @ 5%	£256.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£50.00	£57.60
Total Monthly Costs	£321.25	£328.85
Monthly Net Income	£178.75	£247.15
Annual Net Income	£2,145.00	£2,965.80
Net Return	8.95%	12.38%

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 **£1,813.80**
Adjusted To

Net Return **7.57%**

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

Annual Net Income **£1,735.80**
Adjusted To

Net Return **7.24%**

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 £125,000.



3 bedroom semi-detached house for sale + Add to

Pontac Road, New Marske

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Feb 2020 to 22 Jun 2021 (480 days) by Grimwood Estates, Saltburn

£125,000



3 bedroom end of terrace house for sale + Add to repr

Cliff Street, Redcar, TS11

CURRENTLY ADVERTISED

Marketed from 19 Sep 2024 by Yopa, Scotland & The North

£90,000

FRONT AND REAR YARD | SET AWAY FROM MAIN ROAD | COASTAL LOCATION | SPACIOUS

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

Pontac Road, New Marske, Redcar

CURRENTLY ADVERTISED

Marketed from 4 Nov 2024 by PH Estate Agents, Redcar

+ Add to report



£995 pcm

3 bedroom link detached house

St. Annes Road, New Marske

NO LONGER ADVERTISED

LET AGREED






Marketed from 9 Sep 2024 to 14 Oct 2024 (35 days) by Michael Poole, Redcar

+ 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: **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

Arthur Terrace, Redcar, TS11

212962136

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