

LET PROPERTY PACK

INVESTMENT INFORMATION

Thornaby Road, TS17

214879252

 www.letproperty.co.uk





Property Description

Our latest listing is in Thornaby Road, TS17

Get instant cash flow of **£590** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£637** which would provide the investor a Gross Yield of **4.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £590

Market Rent: £637

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £154,500.00 and borrowing of £115,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 154,500.00

25% Deposit	£38,625.00
SDLT Charge	£7,725
Legal Fees	£1,000.00
Total Investment	£47,350.00

Projected Investment Return



The monthly rent of this property is currently set at £590 per calendar month but the potential market rent is

£ 637



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	£590	£637
Mortgage Payments on £115,875.00 @ 5%	£482.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£59.00	£63.70
Total Monthly Costs	£556.81	£561.51
Monthly Net Income	£33.19	£75.49
Annual Net Income	£398.25	£905.85
Net Return	0.84%	1.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£368.15**
Adjusted To

Net Return **-0.78%**

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

Annual Net Income **-£1,411.65**
Adjusted To

Net Return **-2.98%**

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 £200,000.



£200,000

2 bedroom terraced house for sale

West Street, Yarm, Durham, TS15

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2022 to 21 Dec 2022 (240 days) by Bridgfords, Yarm



£199,950

2 bedroom terraced house for sale

Low Church Wynd, Yarm

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2023 to 6 Mar 2023 (60 days) by Michael Poole, Yarm

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom terraced house

Summerfield Grove, Thornaby on Tees TS17

CURRENTLY ADVERTISED

Marketed from 20 Feb 2020 by Acorn Lettings & Sales, Stockton-On-Tees



£595 pcm

2 bedroom terraced house

Summerfield Grove, Thornaby, Stockton-On-Tees, TS17

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Dec 2021 to 28 Jan 2022 (38 days) by Reeds Rains, Stockton

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: **4 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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