

LET PROPERTY PACK

INVESTMENT INFORMATION

Deal Close,
Stockton-on-Tees TS19

214692846

 www.letproperty.co.uk





Property Description

Our latest listing is in Deal Close, Stockton-on-Tees TS19

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Deal Close,
Stockton-on-Tees TS19

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Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Front and Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000

25% Deposit	£28,750.00
SDLT Charge	3450
Legal Fees	£1,000.00
Total Investment	£33,200.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£650	£850
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£439.38	£459.38
Monthly Net Income	£211	£391
Annual Net Income	£2,528	£4,688
Net Return	7.61%	14.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,988**
Adjusted To

Net Return **9.00%**

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

Annual Net Income **£2,963**
Adjusted To

Net Return **8.92%**

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 £150,000.



£150,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Darlington Lane, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Aug 2021 to 10 Dec 2021 (129 days) by Manners & Harrison, Stockton On Tees



£90,000

3 bedroom terraced house for sale

[+ Add to report](#)

Deal Close, Stockton-On-Tees, TS19

NO LONGER ADVERTISED

Marketed from 22 Nov 2023 to 7 Mar 2024 (106 days) by Horizon Sales & Lettings, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

Bracken Road, Stockton-On-Tees TS19 0NJ

NO LONGER ADVERTISED

Marketed from 9 Oct 2024 to 19 Oct 2024 (9 days) by Gowland White, Yarm

+ Add to report



£600 pcm

3 bedroom terraced house

Daventry Avenue, Stockton-On-Tees TS19 0PQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2022 to 17 Aug 2022 (32 days) by Gowland White, Yarm

+ 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: **16 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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