

LET PROPERTY PACK

INVESTMENT INFORMATION

Wynyard Mews, Hartlepool,
TS25 3JF

214304722

 www.letproperty.co.uk





Property Description

Our latest listing is in Wynyard Mews, Hartlepool, TS25 3JF

Get instant cash flow of **£390** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **11.5%** 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...



Wynyard Mews,
Hartlepool, TS25 3JF

214304722



Property Key Features

3 Bedrooms

1 Bathroom

Expansive Lounge

Triple-Fixture Bathroom

Parking Available

Front garden

Easy Access to Local Amenities

Factor Fees and Ground Rent: £134 pm

Lease Length: 99 years

Current Rent: £390

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 52,000

SDLT Charge £2,600

Legal Fees £1,000

Total Investment £55,600

Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£500



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	£390	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees and Ground Rent	£134.00	
Letting Fees	£39.00	£50.00
Total Monthly Costs	£188.00	£199.00
Monthly Net Income	£202.00	£301.00
Annual Net Income	£2,424.00	£3,612.00
Net Return	4.36%	6.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,612**
Adjusted To

Net Return **4.70%**

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 £65,000.



£65,000

3 bedroom flat for sale

+ Add to report

Claymond Court, Norton, Stockton-on-Tees, Durham, TS20 1HS

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2024 to 20 Aug 2024 (166 days) by Pattinson Estate Agents, Norton

This First Floor apartment offers good size accommodation that is ready to move into and enjoy. I...



£60,000

3 bedroom flat for sale

+ Add to report

Station Road, Redcar, North Yorkshire, TS10 1AQ

NO LONGER ADVERTISED

Marketed from 27 Oct 2023 to 19 Jan 2024 (84 days) by Pattinson Estate Agents, Auction

Being Sold via Secure Sale online bidding. Terms & Conditions apply. | Three Bedrooms | NET INCOM...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

3 bedroom flat

+ Add to report

Skinner Street, Stockton-On-Tees, TS18 1DY

CURRENTLY ADVERTISED

LET AGREED

Marketed from 26 Feb 2019 by Kings Sales & Letting Agents, Yarm

Double Glazed | Electric Heating | Allocated Parking | Open Plan Lounge Diner | Electric Hob, Ove...



£525 pcm

3 bedroom flat

+ Add to report

West View, Horden

CURRENTLY ADVERTISED

Marketed from 29 Nov 2024 by PH Estate Agents, Middlesbrough

FIRST FLOOR APARTMENT | THREE SPACIOUS BEDROOMS | REFERENCES REQUIRED | RENOVATED THROUGHOUT | EA...

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: **13 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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Wynyard Mews, Hartlepool, TS25 3JF

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