

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Wynyard Mews, Hartlepool, TS25 3JF

214304722











#### **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

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## **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**





**ASSUMED PURCHASE PRICE** 



SDLT Charge £2,600

Legal Fees £1,000

Total Investment £55,600

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

#### **Projected Investment Return**





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



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%	<b>6.50</b> %

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 £2,612

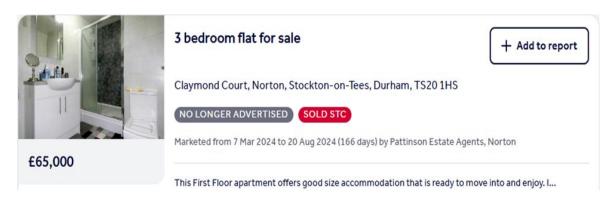
Adjusted To

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.





#### Rent Comparables Report



+ Add to report

+ Add to 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

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

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Wynyard Mews, Hartlepool, TS25 3JF



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.