

LET PROPERTY PACK

INVESTMENT INFORMATION

Wynyard Mews, Hartlepool,
TS25

214304722

 www.letproperty.co.uk





Property Description

Our latest listing is in Wynyard Mews, Hartlepool, TS25

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Wynyard Mews,
Hartlepool, TS25

214304722



Property Key Features

3 Bedrooms

1 Bathroom

Expansive Lounge

Triple-Fixture Bathroom

**Service charge and Ground Rent:
£134.00**

Ground Rent: TBC

Lease Length: 99 years

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 46,000

SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Service charge and Ground Rent	£134.00
Ground Rent	TBC
Letting Fees	£50.00
Total Monthly Costs	£199.00
Monthly Net Income	£301.00
Annual Net Income	£3,612.00
Net Return	7.33%

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 **5.30%**



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 £52,000.



£52,000

3 bedroom semi-detached house for sale

+ Add to report

9 Dalry Grove, Cleveland, TS25 4EG

NO LONGER ADVERTISED

Marketed from 2 May 2024 to 6 Jun 2024 (35 days) by BidX1, Covering UK



£50,000

3 bedroom terraced house for sale

+ Add to report

Farr Walk, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Mar 2024 to 2 Jul 2024 (100 days) by igomove, Covering North East

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom house

Lennox Walk, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2025 to 30 Jun 2025 (23 days) by Manners & Harrison - Lettings, Hartlepool

+ Add to report



£725 pcm

3 bedroom house

Farr Walk, HARTLEPOOL

NO LONGER ADVERTISED

Marketed from 7 Aug 2025 to 8 Sep 2025 (31 days) by Manners & Harrison - Lettings, Hartlepool

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Wynyard Mews, Hartlepool, TS25

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.



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