

LET PROPERTY PACK

INVESTMENT INFORMATION

Wynyard Mews, Hartlepool, TS25

214304722











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 a great long term investment for an investor.

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







Wynyard Mews, Hartlepool, TS25



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





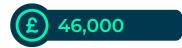


Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

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

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	ТВС
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

£50,000

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



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

+ Add to report

Lennox Walk, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

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



£725 pcm

3 bedroom house

+ Add to report

Farr Walk, HARTLEPOOL

NO LONGER ADVERTISED

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





Interested in this property investment?

Call us on **0141 478 0985**



Wynyard Mews, Hartlepool, TS25

LETPROPERTY

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.