

LET PROPERTY PACK

INVESTMENT INFORMATION

Ninth Street, Blackhall
Colliery, Hartlepool, TS27
4EX

216665843

 www.letproperty.co.uk





Property Description

Our latest listing is in Ninth Street, Blackhall Colliery, Hartlepool, TS27 4EX

Get instant cash flow of **£350** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£509** which would provide the investor a Gross Yield of **13.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Rear Garden

On-street parking

**Likely to attract enquiries from
Serious Investors & Developers**

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £509

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



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 509



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 | £350 | £509 |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £35.00 | £50.90 |
| Total Monthly Costs | £50.00 | £65.90 |
| Monthly Net Income | £300.00 | £443.10 |
| Annual Net Income | £3,600.00 | £5,317.20 |
| Net Return | 7.30% | 10.79% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,299**
Adjusted To

Net Return **8.72%**

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 £50,000.



£50,000

2 bedroom terraced house for sale

+ Add to report

The Crescent, Blackhall Colliery, HARTLEPOOL

NO LONGER ADVERTISED

Marketed from 1 Mar 2024 to 13 Mar 2024 (11 days) by Manners & Harrison, Hartlepool

2 BEDROOMS | 2 RECEPTION ROOMS | FRONT GARDEN | ON STREET PARKING | NO ONWARD CHAIN



£47,950

2 bedroom terraced house for sale

+ Add to report

Fourth Street, Blackhall Colliery, Hartlepool, County Durham, TS27

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2023 to 23 Feb 2024 (129 days) by Downen, Peterlee

TWO RECEPTION ROOMS | WHITE FITTED KITCHEN | NEW GAS COMBI BOILER | IDEAL STARTER HOME/ INVESTMENT

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

2 bedroom terraced house

+ Add to report

Ninth Street, Blackhall Colliery, Hartlepool, County Durham, TS27

NO LONGER ADVERTISED

Marketed from 11 Feb 2025 to 24 Mar 2025 (41 days) by Downen, Peterlee

FRESHLY DECORATED | REAR YARD | MODERN FINISH THROUGHOUT | £550.00 DEPOSIT | EPC RATING - D |...



£525 pcm

2 bedroom terraced house

+ Add to report

Meadow Avenue, Blackhall Colliery

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2024 to 22 Oct 2024 (54 days) by My Property Box, Darlington

Terraced | Well Presented | Spacious Living Area | Good Location | Close to Local Amenities

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: **2 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.



www.letproperty.co.uk

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TS27 4EX

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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