LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Street, Hartlepool,
TS25 5SL

217436029

www.letproperty.co.uk

Property Description

Our latest listing is in Derby Street, Hartlepool, TS25 5SL

Get instant cash flow of **£450** per calendar month with a **11.49%** Gross Yield for investors.

This property has a potential to rent for **£474** which would provide the investor a Gross Yield of **12.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

Derby Street, Hartlepool, TS25 5SL

217436029

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Private rear garden
- On-street parking
- Easy Access to Local Amenities

- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £450
- Market Rent: £474

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 54,000

SDLT Charge	**£2,700**
Legal Fees	**£1,000**
Total Investment	**£57,700**

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

Projected Investment Return

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is £474

Returns Based on Rental Income	£450	£474
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£47.40
Total Monthly Costs	£60.00	£62.40
Monthly Net Income	£390.00	£411.60
Annual Net Income	£4,680.00	£4,939.20
Net Return	8.11%	8.56%

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 Adjusted To	**£3,991**
Net Return	**6.92%**

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 £60,000.

2 bedroom terraced house for sale

+ Add to report

Shrewsbury Street, Hartlepool

NO LONGER ADVERTISED

Marketed from 18 Jul 2024 to 18 Jul 2024 by Collier Estates, Hartlepool

£60,000

Fully Refurbished Throughout | New Kitchen | Great Location

2 bedroom terraced house for sale

+ Add to report

Sheriff Street, Hartlepool

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Mar 2025 to 21 May 2025 (72 days) by Smith & Friends Estate Agents, Hartlepool

£55,000

No Chain Involved | Ideal Investment Opportunity | Spacious Mid Terraced Property | Two Good Size...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.

2 bedroom terraced house

+ Add to report

Duke Street, Hartlepool

NO LONGER ADVERTISED

Marketed from 10 Jan 2024 to 7 Mar 2024 (57 days) by Dowen, Hartlepool

£525 pcm

Conveniently Located | Hallway, 2 Reception Rooms | Refitted Modern Kitchen | Four Piece First Fl...

2 bedroom terraced house

+ Add to report

3 Charterhouse Street, TS25 5RW

NO LONGER ADVERTISED

Marketed from 12 Sep 2024 to 12 Sep 2024 by Rent UK Property, Middlesborough

£500 pcm

Rent UK Property are pleased to offer this recently property to rent in Hartlepool.

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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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Derby Street, Hartlepool, TS25 5SL

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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