

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coronation Street, Carlin  
How, Saltburn-by-the-Sea  
TS13

217458586

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Coronation Street, Carlin How, Saltburn-by-the-Sea TS13

Get instant cash flow of **£400** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£570** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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**

**Good Condition**

**Front and Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £400**

**Market Rent: £570**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 570

Returns Based on Rental Income	£400	£570
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£57.00
Total Monthly Costs	£305.00	£322.00
Monthly Net Income	£95.00	£248.00
Annual Net Income	£1,140.00	£2,976.00
Net Return	4.56%	11.90%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,836.00**  
Adjusted To

Net Return                      **7.34%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£1,776.00**  
Adjusted To

Net Return                      **7.10%**



# 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 £80,000.



£79,995

## 2 bedroom semi-detached house for sale

Carlin Park, TS13

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2019 to 21 Sep 2021 (699 days) by Leapfrog Lettings & Sales, Skelton-in-Cleveland

+ Add to report



£55,000

## 2 bedroom terraced house for sale

Coronation Street, Carlin How, Saltburn-By-The-Sea

NO LONGER ADVERTISED

Marketed from 19 Oct 2023 to 19 Oct 2023 by Manners & Harrison, Middlesbrough

+ Add to report

# 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**.



£525 pcm

## 2 bedroom terraced house

9 Coronation Street, Carlin How, Saltburn-by-the-Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2024 to 6 May 2024 (62 days) by EweMove, Covering North East England

+ Add to report



£475 pcm

## 2 bedroom terraced house

Coronation Street, Carlin How

CURRENTLY ADVERTISED

Marketed from 21 May 2025 by Inglebys Estate Agents, Saltburn-By-The-Sea

+ Add to report

# 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**

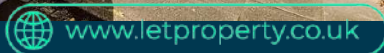


Fully compliant tenancy: **YES**

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.





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Saltburn-by-the-Sea TS13

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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.



**LETPROPERTY**