

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Stephen Street, Hartlepool, TS26 8QB

219098143











## **Property Description**

Our latest listing is in Stephen Street, Hartlepool, TS26 8QB

Get instant cash flow of £430 per calendar month with a 10.64% Gross Yield for investors.

This property has a potential to rent for £531 which would provide the investor a Gross Yield of 13.14% 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...







Stephen Street, Hartlepool, TS26 8QB



2 Bedrooms

1 Bathroom

**Private Rear Garden** 

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £430** 

Market Rent: £531

219098143

# Lounge





# Kitchen







# **Bedrooms**





# Bathroom





## **Exterior**





## **Initial Outlay**





**ASSUMED PURCHASE PRICE** 

£ 56,000

SDLT Charge £2,800

Legal Fees

Total Investment £58,800

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

### **Projected Investment Return**





The monthly rent of this property is currently set at £430 per calendar month but the potential market rent is



**Returns Based on Rental Income** £430 £531 Est. Building Cover (Insurance) £1.000.00 Approx. Factor Fees **TBC Ground Rent Freehold Letting Fees** £43.00 £53.10 **Total Monthly Costs** £1.043.00 £1,053.10 Monthly Net Income -£613.00 -£522.10 **Annual Net Income** -£7,356.00 -£6,265.20 **Net Return** -12.51% -10.66%

Our industry leading letting agency Let Property Management 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 -£7,327

Adjusted To

Net Return **-12.46**%

## 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 £62,000.



2 bedroom terraced house for sale

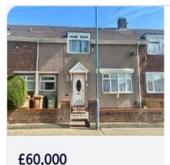
+ Add to report

Marlowe Road, Hartlepool, Durham, TS25 4JN

#### NO LONGER ADVERTISED

Marketed from 24 Apr 2025 to 28 Apr 2025 (3 days) by Pattinson Estate Agents, Peterlee

NO CHAIN | Solar Panels & Air Source Heating | 2 Double Beds | Achievable Rental Income £700 PCM ...



2 bedroom terraced house for sale

+ Add to report

Erskine Road, Hartlepool, TS25

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jul 2025 by Hegartys Estate Agents, Houghton le Spring

3 Bedrooms | Council Tax Band: A | Epc: F | Auction Disclaimer

## 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.



#### 2 bedroom terraced house

+ Add to report

+ Add to report

Suggitt Street, Hartlepool, Durham, TS26

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2024 to 14 Oct 2024 (88 days) by Let Direct NE Ltd, Gateshead

\*PRE-RECORDED VIDEO TOUR AVAILABLE ON REQUEST\* Let Direct NE would like to present to you, this



£546 pcm

#### Stephen Street, Hartlepool, TS26

2 bedroom terraced house

Marketed from 14 Feb 2025 to 12 Mar 2025 (26 days) by Holbrook & Co, Hartlepool

2 Bedrooms | Outside space | On Street Parking | EPC E | Council Tax band A

#### NO LONGER ADVERTISED LET AGREED

#### **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: On time for length of tenancy



Standard Tenancy Agreement In Place: **Yes** 



Payment history:



Fully compliant tenancy:

Moved in within the last 2 including

For & 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Stephen Street, Hartlepool, TS26 8QB



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.