

LET PROPERTY PACK

INVESTMENT INFORMATION

Stephen Street, Hartlepool,
TS26 8QB

219098143

 www.letproperty.co.uk





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

219098143



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 56,000

SDLT Charge

£2,800

Legal Fees

Total Investment

£58,800

Projected Investment Return



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

£ 531



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



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%

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.



£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 ...



£60,000

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**.



£550 pcm

2 bedroom terraced house

+ 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 b...



£546 pcm

2 bedroom terraced house

+ Add to report

Stephen Street, Hartlepool, TS26

NO LONGER ADVERTISED

LET AGREED

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

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

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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Stephen Street, Hartlepool, TS26 8QB

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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