

LET PROPERTY PACK

INVESTMENT INFORMATION

Coronation Avenue,
Blackhall Colliery,
Hartlepool, TS27 4HR

220208994

 www.letproperty.co.uk





Property Description

Our latest listing is in Coronation Avenue, Blackhall Colliery, Hartlepool, TS27 4HR

Get instant cash flow of **£410** per calendar month with a **8.95%** Gross Yield for investors.

This property has a potential to rent for **£485** which would provide the investor a Gross Yield of **10.58%** 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

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £410

Market Rent: £485

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

Projected Investment Return



The monthly rent of this property is currently set at £410 per calendar month but the potential market rent is

£ 485

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



Returns Based on Rental Income	£410	£485
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£41.00	£48.50
Total Monthly Costs	£252.88	£260.38
Monthly Net Income	£157.13	£224.63
Annual Net Income	£1,885.50	£2,695.50
Net Return	9.47%	13.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,725.50**
Adjusted To

Net Return **8.67%**

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

Annual Net Income **£1,750.50**
Adjusted To

Net Return **8.80%**

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 £64,995.



£64,995

2 bedroom terraced house for sale

+ Add to report

Hudson Avenue, Horden, Peterlee

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 4 Apr 2025 (17 days) by igomove, Covering North East

No Onward Chain | An Excellent Investment Opportunity | Front Garden, Rear Yard | Gas Central Hea...



£64,950

2 bedroom terraced house for sale

+ Add to report

Hardwick Street, Blackhall Colliery, Hartlepool, Durham, TS27 4LS

CURRENTLY ADVERTISED

Marketed from 23 Nov 2023 by Pattinson Estate Agents, Peterlee

Two double bedrooms | Terraced property | No forward chain | Potential rental return £525pcm | Id...

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

Coronation Avenue, Horden, County Durham

NO LONGER ADVERTISED

Marketed from 2 Jul 2024 to 4 Oct 2024 (93 days) by Hunters, Peterlee

OUTSTANDING HOME | TWO DOUBLE BEDROOMS | OUTSTANDING LOUNGE | LOVELY DINING ROOM | CONTEMPORARY K...



£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: **6 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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Hartlepool, TS27 4HR

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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.



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