

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Street, Hartlepool,
TS24 7DN

220851598

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Street, Hartlepool, TS24 7DN

Get instant cash flow of **£400** per calendar month with a **9.23%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **12.69%** 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

Communal Private Parking

Communal Front Garden

Factor Fees: £125 pm

Ground Rent: TBC

Lease Length: 105 years

Current Rent: £400

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

25% Deposit	£15,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£19,000.00

Projected Investment Return



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

£ 550



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



Returns Based on Rental Income	£400	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	TBC	
Letting Fees	£40.00	£55.00
Total Monthly Costs	£367.50	£382.50
Monthly Net Income	£32.50	£167.50
Annual Net Income	£390.00	£2,010.00
Net Return	2.05%	10.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£910.00**
Adjusted To

Net Return **4.79%**

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

Annual Net Income **£1,110.00**
Adjusted To

Net Return **5.84%**

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 £67,000.



£67,000

2 bedroom flat for sale

+ Add to report

222a York Road, Hartlepool, TS26

NO LONGER ADVERTISED

Marketed from 13 Dec 2024 to 28 Mar 2025 (105 days) by Collier Estates, Hartlepool

Sold as vacant possession | Perfect investment opportunity | Potential of £550 pcm rental income...



£65,000

2 bedroom apartment for sale

+ Add to report

Harbour Walk, Hartlepool

NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 3 Jul 2025 (385 days) by Manners & Harrison, Hartlepool

2 BEDROOMED APARTMENT | SOLD WITH TENANT IN SITU | IDEAL INVESTMENT OPPORTUNITY |
CLOSE TO LOCAL ...

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 apartment

Throston Street, HARTLEPOOL

CURRENTLY ADVERTISED

Marketed from 19 Aug 2025 by Manners & Harrison - Lettings, Hartlepool

On street parking | Two bedrooms | Outside space to the rear | EPC rating D

+ Add to report



£511 pcm

2 bedroom flat

Alford Court, Hartlepool, TS25

NO LONGER ADVERTISED

Marketed from 9 Dec 2024 to 20 Dec 2024 (10 days) by The Thirteen Group, The Thirteen Group

Situated in the highly popular Rossmere area, this delightful two bedroom second floor flat is av...

+ 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**



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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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