

LET PROPERTY PACK

INVESTMENT INFORMATION

Spring Garden Road,
Hartlepool, TS25 5AD

220563779

 www.letproperty.co.uk





Property Description

Our latest listing is in Spring Garden Road, Hartlepool, TS25 5AD

Get instant cash flow of **£550** per calendar month with a **6.29%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **10.29%** 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...



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Property Key Features

2 Bedrooms

2 Bathrooms

Private Garage Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit £30,250.00

SDLT Charge £6,050

Legal Fees £1,000.00

Total Investment £37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£550	£900
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£90.00
Total Monthly Costs	£448.13	£483.13
Monthly Net Income	£101.88	£416.88
Annual Net Income	£1,222.50	£5,002.50
Net Return	3.28%	13.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,202.50**
Adjusted To

Net Return **8.59%**

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

Annual Net Income **£3,187.50**
Adjusted To

Net Return **8.55%**

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 £135,000.



£135,000

2 bedroom semi-detached house for sale

+ Add to report

Holland Road, Fens, Hartlepool

NO LONGER ADVERTISED

Marketed from 14 Jun 2024 to 22 Nov 2024 (160 days) by Smith & Friends Estate Agents, Hartlepool

Much Improved Semi Detached House | Two Double Bedrooms | Gas Central Heating | uPVC Double Glazi...



£132,950

2 bedroom semi-detached house for sale

+ Add to report

Fieldfare Road, Middle Warren, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Nov 2024 to 3 Apr 2025 (140 days) by Smith & Friends Estate Agents, Hartlepool

No Chain Involved / Vacant Possession Assured | Semi-Detached Property | TWO GOOD SIZE BEDROOMS |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

Wilkinson Grove, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2024 to 17 Dec 2024 (20 days) by Simple Life, Simple Life

Car Parking Space | Security Alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...

+ Add to report



£945 pcm

2 bedroom semi-detached house

Kirkleatham Green, Redcar, TS10

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2024 to 26 Feb 2025 (75 days) by Simple Life, Simple Life

Car Parking Space | Security Alarm | Dishwasher | Fridge-freezer | Washing/drying machine | Moder...

+ Add to report

Current Tenant Profile



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.



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