

LET PROPERTY PACK

INVESTMENT INFORMATION

Outram Street,
Stockton-on-Tees, TS18
3EW

220756686

 www.letproperty.co.uk





Property Description

Our latest listing is in Outram Street, Stockton-on-Tees, TS18 3EW

Get instant cash flow of **£650** per calendar month with a **8.67%** Gross Yield for investors.

This property has a potential to rent for **£680** which would provide the investor a Gross Yield of **9.07%** 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

3 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £680

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 680

Returns Based on Rental Income	£650	£680
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£68.00
Total Monthly Costs	£405.00	£408.00
Monthly Net Income	£245.00	£272.00
Annual Net Income	£2,940.00	£3,264.00
Net Return	9.13%	10.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,904.00**
Adjusted To

Net Return **5.91%**

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

Annual Net Income **£1,704.00**
Adjusted To

Net Return **5.29%**

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 £120,000.



£120,000

3 bedroom terraced house for sale

Thorn tree Road, Thornaby, Stockton-On-Tees

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Aug 2025 by Drummonds Estate Agents, BILLINGHAM

+ Add to report

Three Bedrooms | Mid Terraced House | Double Fronted | En Suite to Main Bedroom | New Anthracite ...



£119,000

3 bedroom terraced house for sale

Osborne Road, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Feb 2024 to 14 Oct 2024 (242 days) by Manners & Harrison, Stockton On Tees

+ Add to report

IDEAL FIRST TIME BUYER OPPORTUNITY | SPACIOUS LOUNGE | KITCHEN/ DINER | REAR GARDEN | NOT TO BE M...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

3 bedroom terraced house

+ Add to report

Melksham Square, Stockton-on-Tees, Durham, TS19 0TL

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 May 2025 to 17 Jul 2025 (49 days) by Pattinson Estate Agents, Stockton-On-Tees

THREE GOOD SIZED BEDROOMS | POPULAR RESIDENTIAL AREA | NEW CARPETS | FRESHLY DECORATED THROUGHOUT



£700 pcm

3 bedroom terraced house

+ Add to report

Mowbray Road, Norton, Stockton-on-Tees, Durham, TS20 2PZ

NO LONGER ADVERTISED

Marketed from 16 Sep 2025 to 18 Sep 2025 (1 days) by Pattinson Estate Agents, Norton

POPULAR RESIDENTIAL AREA | BAY FRONTED LOUNGE | OPEN PLAN KITCHEN AND DINING AREA | CONSERVATORY ...

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.



LETPROPERTY