

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lytton Street,  
Middlesbrough, TS4

221331818

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lytton Street, Middlesbrough, TS4

Get instant cash flow of **£600** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** 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...**



Lytton Street,  
Middlesbrough, TS4

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: £16.66 pm**

**Lease Length: 104 years**

**Current Rent: £600**

**Market Rent: £700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

# 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 £600 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£600	£700
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£16.66	
Letting Fees	£60.00	£70.00
<b>Total Monthly Costs</b>	<b>£357.29</b>	<b>£367.29</b>
<b>Monthly Net Income</b>	<b>£242.72</b>	<b>£332.72</b>
<b>Annual Net Income</b>	<b>£2,912.58</b>	<b>£3,992.58</b>
<b>Net Return</b>	<b>10.99%</b>	<b>15.07%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£2,592.58**

Net Return **9.78%**

## If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To **£2,917.50**

Net Return **11.01%**

# 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 £90,000.



**£85,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

Lytton House, Lytton Street, Middlesbrough, TS4

NO LONGER ADVERTISED

Marketed from 31 May 2023 to 9 May 2024 (343 days) by Bricks & Mortar, Newcastle Upon Tyne



**£74,000**

## 2 bedroom apartment for sale

[+ Add to report](#)

LYTTON HOUSE, MIDDLESBROUGH

NO LONGER ADVERTISED

Marketed from 1 May 2018 to 1 Feb 2022 (1372 days) by The Good Estate Agency, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

+ Add to report

Borough Road, Middlesbrough, TS4

NO LONGER ADVERTISED

Marketed from 20 Aug 2024 to 23 Aug 2024 (2 days) by OpenRent, London



£595 pcm

## 2 bedroom apartment

+ Add to report

Lytton Street, Middlesbrough, Cleveland, TS4

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 17 Dec 2024 (1 days) by Reeds Rains, Middlesbrough

# 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: **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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