

LET PROPERTY PACK

INVESTMENT INFORMATION

Repton Avenue,
Stockton-on-Tees, TS19
9BQ

220801842

 www.letproperty.co.uk





Property Description

Our latest listing is in Repton Avenue, Stockton-on-Tees, TS19 9BQ

Get instant cash flow of **£470** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.87%** 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...



Repton Avenue,
Stockton-on-Tees, TS19
9BQ

220801842



Property Key Features

3 Bedrooms

1 Bathroom

Well-Maintained Property

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £470

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

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 £470 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£470	£850
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.00	£85.00
Total Monthly Costs	£474.50	£512.50
Monthly Net Income	-£4.50	£337.50
Annual Net Income	-£54.00	£4,050.00
Net Return	-0.13%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,350.00**
Adjusted To

Net Return **5.77%**

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

Annual Net Income **£2,070.00**
Adjusted To

Net Return **5.08%**

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 £137,500.



£137,500

3 bedroom semi-detached house for sale

+ Add to report

Colchester Road, Norton, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 to 1 Aug 2025 (121 days) by roseberry newhouse, Teesside

Beautifully presented three-bedroom semi-detached home | Located near vibrant Norton High Street ...



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Romford Road, Roseworth, Stockton-On-Tees, TS19 9HE

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2024 to 21 May 2025 (176 days) by Harper and Co Estate Agents, Teesside

Popular Location Within Walking Distance To North Tees General Hospital | Composite Entrance Door...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom semi-detached house

Stapleton Street, Norton, Stockton-On-Tees

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 May 2025 to 2 Jun 2025 (17 days) by roseberry newhouse, Stokesley

+ Add to report

Three bedrooms | Semi-detached | Through Lounge /dining room | Modern Fitted Kitchen & Bathroom | ...



£875 pcm

3 bedroom semi-detached house

Harrow Road, Stockton-on-Tees, Durham, TS18

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Reeds Rains, Stockton-on-Tees

+ Add to report

Charming Semi-Detached House! This period property boasts 3 bedrooms, 2 reception rooms, 2 bathro...

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**



Current term of tenancy: **8 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.



 www.letproperty.co.uk

Repton Avenue, Stockton-on-Tees, TS19
9BQ

220801842

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