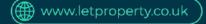


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Chester Road, Hartlepool, TS26

222176369











#### **Property Description**

Our latest listing is in Chester Road, Hartlepool, TS26

Get instant cash flow of £525 per calendar month with a 7.4% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 9.2% 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...







Chester Road, Hartlepool, TS26



## Property Key Features

3 Bedrooms

1 Bathroom

**Spacious Lounge** 

**Good Condition** 

Factor Fees: £0.00

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £525** 

Market Rent: £650

222176369

# Lounge









# Kitchen



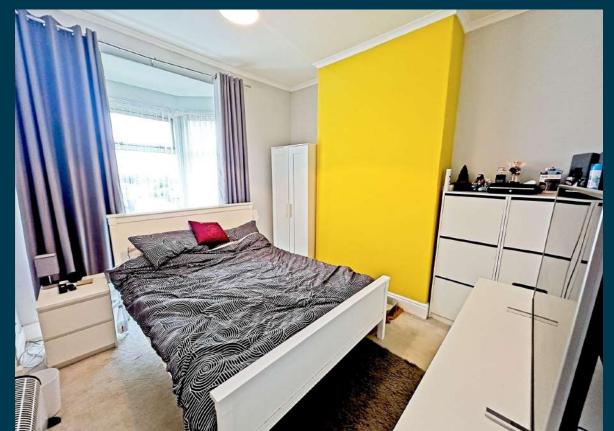






# Bedrooms









# Bathroom









# **Exterior**









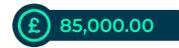
## **Initial Outlay**





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**



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 £525 per calendar month but the potential market rent is



Returns Based on Rental Income	£525	£650
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£65.00
Total Monthly Costs	£333.13	£345.63
Monthly Net Income	£191.88	£304.38
Annual Net Income	£2,302.50	£3,652.50
Net Return	8.69%	13.78%

### Return Stress Test Analysis Report





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

Annual Net Income

£2,352.50

Adjusted To

Net Return

8.88%

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

Annual Net Income

£2,377.50

Adjusted To

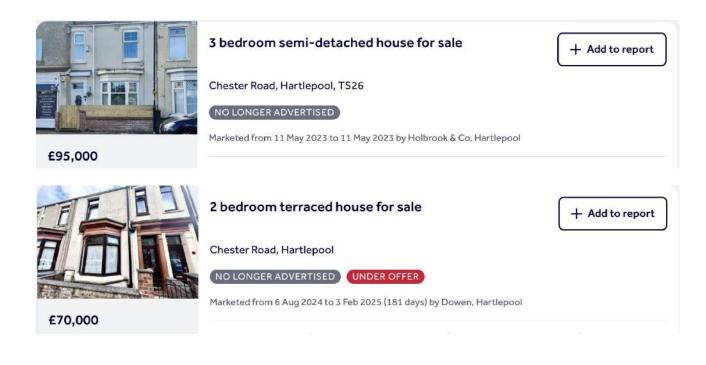
Net Return

8.97%

## 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 £95,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

Raby Gardens, Hartlepool

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 11 Jun 2025 (21 days) by Harveston Property, Hartlepool



3 bedroom end of terrace house

+ Add to report

Chatham Road, Hartlepool, TS24

NO LONGER ADVERTISED LET AGREED

Marketed from 22 May 2025 to 4 Sep 2025 (105 days) by NGU HOMES, Gateshead

£550 pcm

£650 pcm

#### **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: 2 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

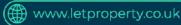
Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





# Interested in this property investment?

Call us on **0141 478 0985** 



Chester Road, Hartlepool, TS26



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.