

LET PROPERTY PACK

INVESTMENT INFORMATION

Ryedale Street, Middlesbrough, TS3 6PF

222719596











Property Description

Our latest listing is in Ryedale Street, Middlesbrough, TS3 6PF

Get instant cash flow of £600 per calendar month with a 11.1% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...







Ryedale Street, Middlesbrough, TS3 6PF₁



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

222719596

Lounge







Kitchen







Bedrooms









Bathroom







Exterior









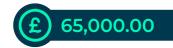
Initial Outlay





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£16,250.00**

SDLT Charge £3,250

Legal Fees £1,000.00

Total Investment £20,500.00

Projected Investment Return





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

Returns Based on Rental Income	£600.00
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£278.13
Monthly Net Income	£321.88
Annual Net Income	£3,862.50
Net Return	18.84%

Return Stress Test Analysis Report





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

£2,662.50

Annual Net Income

Adjusted To

Net Return

12.99%

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

Annual Net Income

£2,887.50

Adjusted To

Net Return

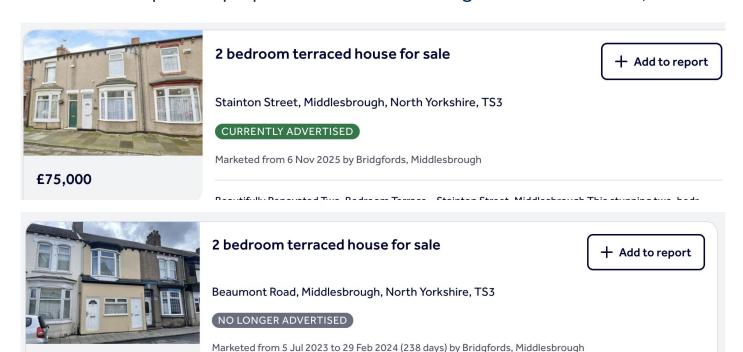
14.09%

Sale Comparables Report

£70,000



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 £75,000.

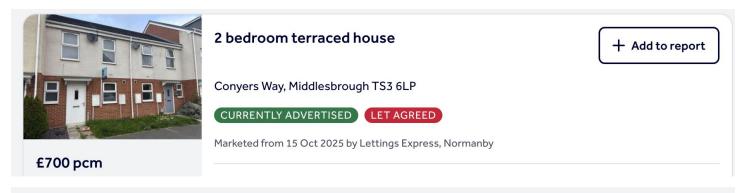


Rent Comparables Report



+ Add to 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**.





£695 pcm

2 bedroom end of terrace house

Henry Street, North Ormesby, Middlesbrough, TS3

NO LONGER ADVERTISED

Marketed from 29 Nov 2023 to 1 Dec 2023 (2 days) by OpenRent, London

No. A cost Force | Children Cos Francisc | December Defended Nicosham 1011504

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: **Moved in** within the last 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**

Ryedale Street, Middlesbrough, TS3 6PF

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.

