

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Runciman Rd, Hartlepool  
TS24

222670145

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





## Property Description

Our latest listing is in Runciman Rd, Hartlepool TS24

Get instant cash flow of **£500** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **9.8%** 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...



Runciman Rd, Hartlepool  
TS24

222670145



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Good Condition**

**Front and Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £650**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £20,000.00 |
| SDLT Charge      | £4,000     |
| Legal Fees       | £1,000.00  |
| Total Investment | £25,000.00 |

# 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 £500 per calendar month but the potential market rent is

£ 650

| Returns Based on Rental Income       | £500      | £650      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £60,000.00 @ 5% | £250.00   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | £0.00     |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £50.00    | £65.00    |
| Total Monthly Costs                  | £315.00   | £330.00   |
| Monthly Net Income                   | £185.00   | £320.00   |
| Annual Net Income                    | £2,220.00 | £3,840.00 |
| Net Return                           | 8.88%     | 15.36%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,540.00**  
Adjusted To

Net Return                      **10.16%**

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

Annual Net Income      **£2,640.00**  
Adjusted To

Net Return                      **10.56%**



# 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 £80,000.



£80,000

## 3 bedroom semi-detached house for sale

+ Add to report

Runciman Road, Hartlepool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 May 2023 to 10 Nov 2023 (167 days) by igomove, Covering North East



£69,999

## 2 bedroom terraced house for sale

+ Add to report

Runciman Road, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Dec 2021 to 9 May 2022 (157 days) by igomove, Covering North East

# 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**.



£650 pcm

## 3 bedroom semi-detached house

+ Add to report

Runciman Road, Hartlepool

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2024 to 13 Jan 2025 (33 days) by Galaxy Letts Ltd, Peterlee



£600 pcm

## 3 bedroom terraced house

+ Add to report

Runciman Road, Hartlepool

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2023 to 12 Sep 2023 (70 days) by Galaxy Letts Ltd, Peterlee

# 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: **10 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](http://www.letproperty.co.uk)

Runciman Rd, Hartlepool TS24

222670145

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**