

LET PROPERTY PACK

INVESTMENT INFORMATION

Erskine Road, Hartlepool,
TS25

214117063

 www.letproperty.co.uk





Property Description

Our latest listing is in Erskine Road, Hartlepool, TS25

Get instant cash flow of **£600** per calendar month with a **7.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Erskine Road, Hartlepool,
TS25

214117063



Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Large Kitchen

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month.



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£600
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£362.50
Monthly Net Income	£237.50
Annual Net Income	£2,850.00
Net Return	10.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£3,630.00**
Adjusted To

Net Return **-13.57%**

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

Annual Net Income **-£5,010.00**
Adjusted To

Net Return **-18.72%**

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 £117,000.



£117,000

3 bedroom end of terrace house for sale

Brierton Lane, Brierton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Nov 2023 to 26 Mar 2024 (118 days) by Downen, Hartlepool

+ Add to report



£110,000

3 bedroom end of terrace house for sale

Dalkeith Road, Hartlepool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Apr 2023 to 5 Nov 2024 (575 days) by igomove, Covering North East

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom end of terrace house

Ellary Walk, Brierton

NO LONGER ADVERTISED

Marketed from 18 Dec 2024 to 15 Jan 2025 (27 days) by Downen, Hartlepool

+ Add to report



£750 pcm

3 bedroom terraced house

Eddleston Walk, Hartlepool, County Durham, TS25

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 17 Oct 2024 by Downen, Hartlepool

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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: **3 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

Erskine Road, Hartlepool, TS25

214117063

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.

