LET PROPERTY PACK

INVESTMENT INFORMATION

Wharton Street,
Skelton-in-Cleveland,
Saltburn-by-the-Sea, TS12

229675082

www.letproperty.co.uk





Property Description

Our latest listing is in Wharton Street, Skelton-in-Cleveland, Saltburn-by-the-Sea, TS12

Get instant cash flow of **£525.00** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£650.00** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities

- Factor Fees: £0.00 PM
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £525.00 PM
- Market Rent: £650.00 PM

Lounge







Kitchen

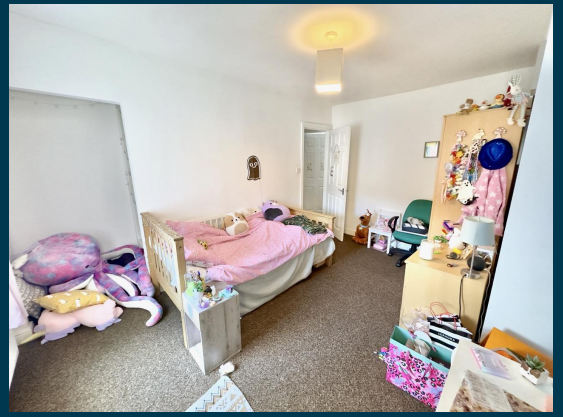






Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £73,000 and borrowing of £54,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 73,000.00

25% Deposit	**£18,250.00**
SDLT Charge	**£3,650**
Legal Fees	**£1,000.00**
Total Investment	**£22,900.00**

Projected Investment Return



The monthly rent of this property is currently set at £525.00 per calendar month but the potential market rent is £650.00

Returns Based on Rental Income	£525.00	£650.00
Mortgage Payments on £54,750.00 @ 5%	£228.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£65.00
Total Monthly Costs	£295.63	£308.13
Monthly Net Income	£229.38	£341.88
Annual Net Income	£2,752.50	£4,102.50
Net Return	12.02%	17.91%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,802.50**
Net Return	**12.24%**

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

Annual Net Income Adjusted To	**£3,007.50**
Net Return	**13.13%**

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 £110,000.



2 bedroom semi-detached house for sale

+ Add to repor

Holmbeck Road, TS12

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Dec 2024 to 6 Aug 2025 (247 days) by Joseph Harris Estate Agents, Middlesborough

£110,000



2 bedroom terraced house for sale

+ Add to rep

Holmbeck Road, Skelton

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Apr 2024 to 28 Oct 2024 (204 days) by Michael Poole, Redcar

£95,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to rep

Jervaulx Road, Skelton-in-cleveland, Redcar And Cleveland

NO LONGER ADVERTISED LET AGREED

Marketed from 25 Jun 2026 to 14 Sep 2026 (81 days) by Kings Estate Agents, Redcar

£695 pcm



2 bedroom house

+ Add to repo

Layland Road, Skelton, TS12

NO LONGER ADVERTISED LET AGREED

Marketed from 1 Jul 2025 to 29 Jul 2025 (28 days) by Redcar Letting & Sales company ltd, Redcar

£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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **2 years+**
- Payment history: **On time for length of tenancy**

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.



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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.

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