

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Trent Street,  
Stockton-on-Tees, TS20

225954333

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





## Property Description

Our latest listing is in Trent Street, Stockton-on-Tees, TS20

Get instant cash flow of **£600** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **9.5%** 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...**



Trent Street,  
Stockton-on-Tees, TS20

225954333



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £600 PM**

**Market Rent: £630 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge **£4,000**

Legal Fees **£1,000**

Total Investment **£85,000**

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 630



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



Returns Based on Rental Income	£600	£630
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£63.00
<b>Total Monthly Costs</b>	<b>£76.00</b>	<b>£79.00</b>
<b>Monthly Net Income</b>	<b>£524.00</b>	<b>£551.00</b>
<b>Annual Net Income</b>	<b>£6,288.00</b>	<b>£6,612.00</b>
<b>Net Return</b>	<b>7.40%</b>	<b>7.78%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,352**  
Adjusted To

Net Return                      **6.30%**



# 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 £85,000.



£85,000

## 2 bedroom terraced house for sale

+ Add to report

Chadburn Road, Stockton-On-Tees

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Feb 2025 to 15 Aug 2025 (167 days) by Smith & Friends Estate Agents, Stockton-on-



£84,950

## 2 bedroom semi-detached house for sale

+ Add to report

Milburn Crescent, Norton, Stockton-on-Tees, Durham, TS20 2DN

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Nov 2025 to 30 Jan 2026 (84 days) by Pattinson Estate Agents, Norton

# 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

## 2 bedroom end of terrace house

Brinkburn Road, Stockton-On-Tees, Durham, TS20

CURRENTLY ADVERTISED

Marketed from 8 Apr 2026 by EJ Lettings, Redcar

+ Add to report



£642 pcm

## 2 bedroom semi-detached house

47 Blair Close, Stockton-On-Tees, Durham, TS20

NO LONGER ADVERTISED

Marketed from 30 Oct 2025 to 14 Nov 2025 (14 days) by Hellens Residential Re-lets, Hellens Residential F lets

+ Add to report

# 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: **6 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)

Trent Street, Stockton-on-Tees, TS20

PROPERTY ID: 12345678

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**