

LET PROPERTY PACK

INVESTMENT INFORMATION

Coatham Road,
Stockton-on-Tees, TS19

227800233

 www.letproperty.co.uk





Property Description

Our latest listing is in Coatham Road, Stockton-on-Tees, TS19

Get instant cash flow of **£465** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£643** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

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...



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Property Key Features

3 bedroom

2 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £465

Market Rent: £643

Lounge



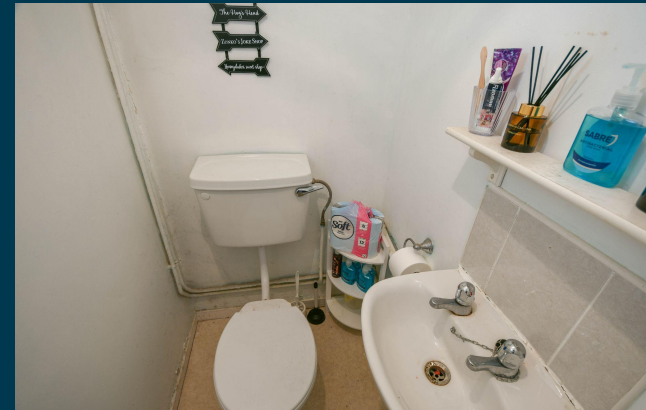
Kitchen



Bedrooms



Bathrooms



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £465 per calendar month but the potential market rent is

£ 643

Returns Based on Rental Income	£465	£643
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£46.50	£64.30
Total Monthly Costs	£367.75	£385.55
Monthly Net Income	£97.25	£257.45
Annual Net Income	£1,167.00	£3,089.40
Net Return	3.84%	10.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,803.40**
Adjusted To

Net Return **5.93%**

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

Annual Net Income **£1,619.40**
Adjusted To

Net Return **5.33%**

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 £95,000.



£95,000

3 bedroom end of terrace house for sale

+ Add to report

Kepler Close, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2025 to 24 Mar 2026 (292 days) by Smith & Friends Estate Agents, Stockton-on-Tees



£90,000

3 bedroom terraced house for sale

+ Add to report

Whickham Road, Stockton-On-Tees

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Apr 2025 to 26 Sep 2025 (177 days) by Manners & Harrison, Stockton On Tees

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £760 pm based on the analysis carried out by our letting team at **Let Property Management**.



£760 pcm

3 bedroom terraced house

Coatham Road, Stockton-on-tees

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 15 Feb 2024 (6 days) by Lettingsupermarket.com, National

+ Add to report



£725 pcm

3 bedroom end of terrace house

Coatham Road, Stockton

NO LONGER ADVERTISED

Marketed from 5 Jan 2026 to 20 Feb 2026 (45 days) by DH1 Lettings & Sales, Durham

+ 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **8 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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