

LET PROPERTY PACK

INVESTMENT INFORMATION

Sydenham Road,
Hartlepool, TS25

225664306

 www.letproperty.co.uk





Property Description

Our latest listing is in Sydenham Road, Hartlepool, TS25

Get instant cash flow of **£525** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **10.4%** 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

4 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £748

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

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 £525 per calendar month but the potential market rent is

£ 748

Returns Based on Rental Income	£525	£748
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£74.80
Total Monthly Costs	£336.25	£358.55
Monthly Net Income	£188.75	£389.45
Annual Net Income	£2,265.00	£4,673.40
Net Return	8.45%	17.44%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,177.40**

Net Return **11.86%**

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

Annual Net Income Adjusted To **£3,383.40**

Net Return **12.62%**

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 £125,000.



£125,000

4 bedroom house for sale

Stockton Road, Hartlepool

NO LONGER ADVERTISED

Marketed from 28 May 2024 to 19 Nov 2024 (174 days) by Manners & Harrison, Hartlepool

+ Add to report



£105,000

4 bedroom terraced house for sale

Coleridge Avenue, Hartlepool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Sep 2023 to 1 Aug 2025 (676 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**.



4 bedroom house

+ Add to report

Kyle Avenue, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2025 to 10 Jan 2026 (49 days) by Manners & Harrison - Lettings, Hartlepool

£750 pcm



4 bedroom terraced house

+ Add to report

Southburn Terrace, Hartlepool, TS25 1SQ

NO LONGER ADVERTISED

LET AGREED






Marketed from 17 Feb 2026 to 25 May 2026 (96 days) by Orange Sales and Lettings, Stockton-On-Tees

£695 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**
-  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.



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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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