

LET PROPERTY PACK

INVESTMENT INFORMATION

Zetland Road,
Stockton-on-Tees, TS19

227609169

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£460** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Zetland Road,
Stockton-on-Tees, TS19

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £460

Market Rent: £704

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit £16,250.00

SDLT Charge £3,250

Legal Fees £1,000.00

Total Investment £20,500.00

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 £460 per calendar month but the potential market rent is

£ 704

Returns Based on Rental Income	£460	£704
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.00	£70.40
Total Monthly Costs	£264.13	£288.53
Monthly Net Income	£195.88	£415.48
Annual Net Income	£2,350.50	£4,985.70
Net Return	11.47%	24.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,577.70**
Adjusted To

Net Return **17.45%**

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

Annual Net Income **£4,010.70**
Adjusted To

Net Return **19.56%**

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 £78,000.



2 bedroom terraced house for sale

+ Add to rep

Bedford Street, Stockton-On-Tees, TS19 0DA

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jan 2024 to 28 Aug 2024 (217 days) by Harper and Co Estate Agents, Teesside



2 bedroom terraced house for sale

+ Add to r

Londonderry Road, Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 27 May 2025 to 8 Oct 2025 (133 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 £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

3 bedroom semi-detached house

+ Add to report

Zetland Road Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 6 May 2026 to 1 Jun 2026 (25 days) by Smith & Friends Estate Agents, Stockton-on-Tees



£640 pcm

3 bedroom terraced house

+

Zetland Road, Stockton

NO LONGER ADVERTISED

Marketed from 19 Jun 2026 to 14 Jul 2026 (25 days) by Clarke Munro, Middlesbrough

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: **8 years+**



Standard Tenancy Agreement In Place: **Yes**



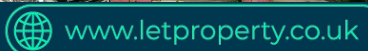
Payment history: **On time for length of tenancy**



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.



Zetland Road, Stockton-on-Tees, TS19

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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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