

LET PROPERTY PACK

INVESTMENT INFORMATION

Clough Close,
Middlesbrough, TS5 5DW

219033747

 www.letproperty.co.uk





Property Description

Our latest listing is in Clough Close, Middlesbrough, TS5 5DW

Get instant cash flow of **£520** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£608** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Clough Close,
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Property Key Features

1 Bedroom

2 Bathrooms including an en-suite

Private Driveway Parking

Communal Rear Garden

Factor Fees: £100.00 PM

Ground Rent: £8.30 PM

Lease Length: 90 years

Current Rent: £520

Market Rent: £608

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £61,000.00 and borrowing of £45,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 61,000.00

25% Deposit	£15,250.00
SDLT Charge	£3,050
Legal Fees	£1,000.00
Total Investment	£19,300.00

Projected Investment Return



The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 608

Returns Based on Rental Income	£520	£608
Mortgage Payments on £45,750.00 @ 5%	£190.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£8.30	
Letting Fees	£52.00	£60.80
Total Monthly Costs	£365.93	£374.73
Monthly Net Income	£154.08	£233.28
Annual Net Income	£1,848.90	£2,799.30
Net Return	9.58%	14.50%

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 **£1,583.30**
Adjusted To

Net Return **8.20%**

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

Annual Net Income **£1,983.90**
Adjusted To

Net Return **10.28%**

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

1 bedroom apartment for sale

+ Add to report

The Crescent, Middlesbrough

CURRENTLY ADVERTISED

Marketed from 4 May 2023 by Smith & Friends Estate Agents, Middlesbrough

A Generous Sized One Bedroom Apartment | LEASEHOLD PROPERTY | Communal Gardens & Allocated Parkin...



£80,000

1 bedroom flat for sale

+ Add to report

Glendale Road, Middlesbrough

NO LONGER ADVERTISED

Marketed from 12 Sep 2024 to 25 Sep 2024 (12 days) by Smith & Friends Estate Agents, Middlesbrough

SMITH & FRIENDS are delighted to offer this well presented and deceptively spacious first floor a...

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

1 bedroom apartment

+ Add to report

Grange House, Grange Road, Middlesbrough, North Yorkshire, TS1

NO LONGER ADVERTISED

Marketed from 28 Sep 2023 to 4 Oct 2024 (372 days) by Leef Property Management Ltd, Warrington

PERMIT PARKING AVAILABLE | ONE DOUBLE BEDROOM | OPEN PLAN LIVING AND KITCHEN AREA | FULLY FURNISH...



£625 pcm

1 bedroom flat

+ Add to report

Albert Road, Middlesbrough

NO LONGER ADVERTISED






Marketed from 3 Apr 2024 to 4 Nov 2024 (215 days) by Michael Poole, Middlesbrough

Quirky One Bedroom Apartment Newly Up-Graded | Ideal For A Professional Person | Prime Location C...

Current Tenant Profile



As this property is currently tenanted, 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: **5 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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