TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Park Avenue, Blackhall
Colliery, TS27 4LD



230316732

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Park Avenue, Blackhall Colliery, TS27 4LD

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£591** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Park Avenue, Blackhall Colliery, TS27 4LD

230316732

Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £550

Market Rent: £591

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£93,000

10% Deposit (£5,000 Minimum)	**£9,300**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£15,300**
Purchase Balance	**£83,700**
SDLT Charge	**£4,650**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£89,350**

Your total all in costs would be ~£89,350 after taxes and fees based on a purchase price of £93,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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

2 bedroom house for sale

+ Add to report

Middle Street, Blackhall Colliery, Hartlepool

NO LONGER ADVERTISED

Marketed from 11 May 2023 to 16 Aug 2024 (462 days) by igomove, Covering North East



£87,500

2 bedroom terraced house for sale

+ Add to report

Hardwick Street, Blackhall Colliery, Hartlepool

CURRENTLY ADVERTISED

Marketed from 16 Oct 2026 by igomove, Covering North East

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our lettings team.



2 bedroom terraced house

+ Add to report

Middle Street, Blackhall Colliery, Hartlepool, TS27

NO LONGER ADVERTISED

Marketed from 4 Feb 2025 to 25 Feb 2025 (21 days) by OpenRent, London

£700 pcm



2 bedroom terraced house

+ Add to report

Middle Street, Blackhall Colliery, Hartlepool, TS27

NO LONGER ADVERTISED

Marketed from 25 Jun 2024 to 19 Aug 2024 (54 days) by OpenRent, London

£650 pcm



Park Avenue, Blackhall Colliery, TS27 4LD

PROPERTY ID: 230316732

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.