

LET PROPERTY PACK

INVESTMENT INFORMATION

Limetrees Close,
Middlesbrough, TS2

228700277

 www.letproperty.co.uk





Property Description

Our latest listing is in Limetrees Close, Middlesbrough, TS2

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £600.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge £2,750

Legal Fees £1,000

Total Investment £58,750

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£600.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£60.00
Total Monthly Costs	£75.00
Monthly Net Income	£525.00
Annual Net Income	£6,300.00
Net Return	10.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,100**
Adjusted To

Net Return **8.68%**

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 £93,750.



£93,750

2 bedroom semi-detached house for sale

+ Add to report

East Avenue, Billingham, TS23

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 May 2023 to 19 Sep 2023 (110 days) by Homewise, Covering Middlesbrough



£90,000

2 bedroom semi-detached house for sale

+ Add to report

Saxon Close, North Ormesby

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2023 to 19 Oct 2023 (215 days) by Michael Poole, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £659 based on the analysis carried out by our letting team at **Let Property Management**.



£659 pcm

2 bedroom ground floor flat

+ Add to report

Sussex Street, Middlesbrough, North Yorkshire, TS2

NO LONGER ADVERTISED

Marketed from 19 Dec 2025 to 9 Feb 2026 (52 days) by The Thirteen Group, The Thirteen Group



£560 pcm

2 bedroom apartment

+ Add to report

Durham Street, Middlesbrough, North Yorkshire, TS2

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 31 Jul 2026 (511 days) by Karbon Living, Karbon Homes

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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
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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