# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Brettenham Avenue,
Middlesbrough, TS4



**224092451**

Tenanted Property Auctions



# PROPERTY DESCRIPTION

Our latest listing is in Brettenham Avenue, Middlesbrough, TS4

Rent currently agreed with tenant of **£615** per calendar month which calculates to a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to full 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.**

**Please read full legal pack for detailed property information.**

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



Brettenham Avenue,
Middlesbrough, TS4

224092451

# Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

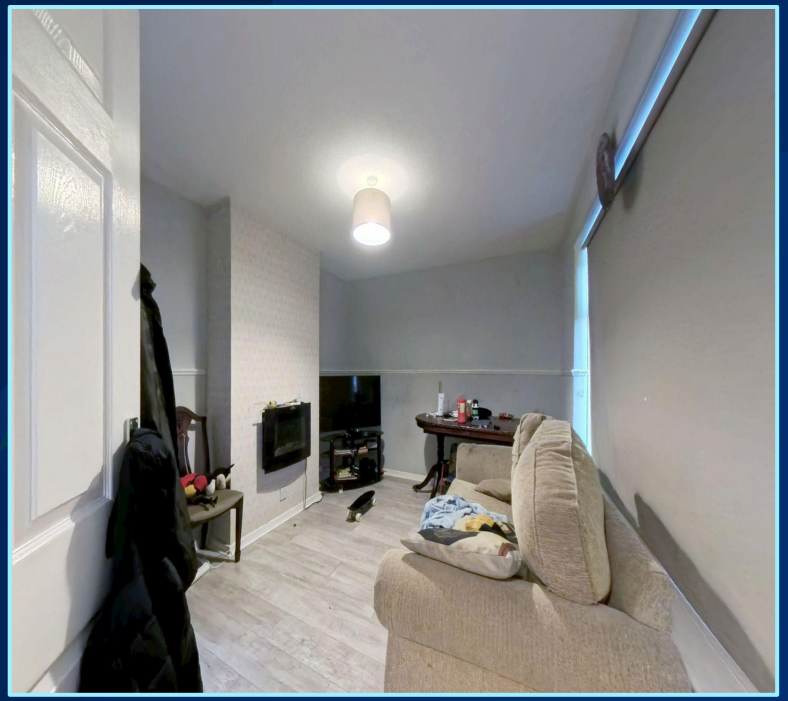
Lease Length: In Legal Pack

Current Rent: £615

Market Rent: £700

# Lounge





# Kitchen







# Bedrooms







# Bathroom





# Exterior







# Purchase Outlay

**ASSUMED PURCHASE PRICE**

**£85,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£8,500** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£14,500** |
| Purchase Balance | **£76,500** |
| SDLT Charge | **£4,250** |
| Est. Legal Fees | **~£1,000** |
| Balance Paid On Settlement | **£81,750** |

Your total all in costs would be ~£81,750 after taxes and fees based on a purchase price of £85,000. 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 £120,000.



## 2 bedroom terraced house for sale

+ Add to report

Bollington Road, Middlesbrough, North Yorkshire, TS4

CURRENTLY ADVERTISED

Marketed from 10 Sep 2026 by Bridgfords, Middlesbrough

**£120,000**



## 2 bedroom end of terrace house for sale

+ Add to report

Darnall Green, Middlesbrough

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Feb 2025 to 2 Sep 2026 (553 days) by Progression Property, Middlesbrough

**£90,000**

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £880 based on the analysis carried out by our lettings team.




£880 pcm

**2 bedroom terraced house**

+ Add to report

Wilkinson Grove, Middlesbrough, TS4

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Aug 2026 to 4 Sep 2026 (13 days) by Simple Life, Simple Life



£750 pcm

**2 bedroom terraced house**

+ Add to report

Dawlish Green, Middlesbrough

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Jan 2026 to 21 Aug 2026 (212 days) by Progression Property, Middlesbrough

Tenanted Property Auctions



Brettenham Avenue, Middlesbrough, TS4

**PROPERTY ID: 224092451**

# 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.