LET PROPERTY PACK

INVESTMENT INFORMATION

Wharton Street,
Saltburn-by-the-Sea, TS12

229658094

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Wharton Street, Saltburn-by-the-Sea, TS12

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to 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.

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



Wharton Street,
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Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £662

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge	**£3,750**
Legal Fees	**£1,000**
Total Investment	**£79,750**

Outlay figures based on assumed cash purchase of 75,000.

Projected Investment Return



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

Returns Based on Rental Income	**£662**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£66.20**
Total Monthly Costs	**£81.20**
Monthly Net Income	**£580.80**
Annual Net Income	**£6,969.60**
Net Return	**8.74%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£5,646**
Net Return	**7.08%**

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.



2 bedroom terraced house for sale

+ Add to rep

Holmbeck Road, Skelton

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Apr 2024 to 28 Oct 2024 (204 days) by Michael Poole, Redcar

£95,000



2 bedroom terraced house for sale

+ Add to re

Richard Street, SKELTON

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Jun 2024 to 19 Nov 2024 (150 days) by Inglebys Estate Agents, Saltburn-By-The-

£88,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom terraced house

+ Add to report

Jervaulx Road, Skelton-in-cleveland, Redcar And Cleveland

NO LONGER ADVERTISED | LET AGREED

Marketed from 25 Jun 2026 to 14 Sep 2026 (81 days) by Kings Estate Agents, Redcar



£675 pcm

2 bedroom terraced house

+ Add to report

Gladstone Street, Brotton, Redcar And Cleveland

CURRENTLY ADVERTISED

Marketed from 21 Oct 2026 by Parker Stag Ltd, Redcar

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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PROPERTY ID: 229658094

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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