

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cambridge Square,  
Middlesbrough, TS5

228262914

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cambridge Square, Middlesbrough, TS5

Get instant cash flow of **£875.00** per calendar month with a **12.4%** Gross Yield for investors.

**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...**



Cambridge Square,  
Middlesbrough, TS5

228262914



## Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Living Spaces

Fitted Kitchen

Factor Fees: £115.00 pm

Ground Rent: £8.33 pm

Lease Length: 106 years

Current Rent: £875

# Lounge



# Kitchen



# Bedrooms



# Bathrooms



# Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit £21,250.00

SDLT Charge £4,250

Legal Fees £1,000.00

Total Investment £26,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month.



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



|                                      |           |
|--------------------------------------|-----------|
| Returns Based on Rental Income       | £875.00   |
| Mortgage Payments on £63,750.00 @ 5% | £265.63   |
| Est. Building Cover (Insurance)      | £15.00    |
| Approx. Factor Fees                  | £115.00   |
| Ground Rent                          | £8.33     |
| Letting Fees                         | £87.50    |
| Total Monthly Costs                  | £491.46   |
| Monthly Net Income                   | £383.55   |
| Annual Net Income                    | £4,602.54 |
| Net Return                           | 17.37%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,852.54**  
Adjusted To

Net Return                      **10.76%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£3,427.50**  
Adjusted To

Net Return                      **12.93%**

# 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 apartment for sale

+ Add to report

Mill Hill, Acklam, Middlesbrough, TS5

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Aug 2022 to 27 Nov 2022 (87 days) by NS Estates, Middlesbrough



£90,000

## 2 bedroom apartment for sale

+ Add to report

Apartment , Queens, Cambridge Square, Middlesbrough

NO LONGER ADVERTISED

Marketed from 19 Mar 2024 to 31 May 2024 (73 days) by Orange Sales and Lettings, Stockton-On-Tees

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £870 based on the analysis carried out by our letting team at **Let Property Management**.



£870 pcm

## 2 bedroom flat

+ Add to report

Cambridge Square, Middlesbrough, TS5

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Mar 2026 to 18 May 2026 (61 days) by Osprey, Oakham



£850 pcm

## 2 bedroom apartment

+ Add to report

Cambridge Square, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2025 to 14 Mar 2025 (35 days) by Osprey, Oakham

# 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: **YES**



Current term of tenancy: **2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Cambridge Square, Middlesbrough, TS5

228262914

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.



**LETPROPERTY**