

LET PROPERTY PACK

INVESTMENT INFORMATION

Gresham Road,
Middlesbrough, TS1

229208592

 www.letproperty.co.uk





Property Description

Our latest listing is in Gresham Road, Middlesbrough, TS1

Get instant cash flow of **£900** per calendar month with a **15.4%** 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...



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Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 70,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge £3,500

Legal Fees £1,000

Total Investment £74,500

Projected Investment Return



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



The monthly rent of this property is currently set at £900 per calendar month

Returns Based on Rental Income	£900
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£90.00
Total Monthly Costs	£105.00
Monthly Net Income	£795.00
Annual Net Income	£9,540.00
Net Return	12.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,740**
Adjusted To

Net Return **10.39%**

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 £100,000.



£100,000

3 bedroom terraced house for sale

Princes Road, Middlesbrough

CURRENTLY ADVERTISED

Marketed from 15 Jul 2026 by Michael Poole, Middlesbrough

+ Add to report



£90,000

3 bedroom terraced house for sale

Warwick Street, Middlesbrough

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jan 2023 to 4 May 2023 (119 days) by Hunters, Teesside

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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Gresham Road, Middlesbrough, TS1

PROPERTY ID: 229208592

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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