

LET PROPERTY PACK

INVESTMENT INFORMATION

Sheriff Street, Hartlepool,
TS26

226226159

 www.letproperty.co.uk





Property Description

Our latest listing is in Sheriff Street, Hartlepool, TS26

This property has a potential to rent for **£504** which would provide the investor a Gross Yield of **9.6%** 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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TS26

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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

Market Rent: £504 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,250.00 and borrowing of £47,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,250.00

25% Deposit	£15,812.50
SDLT Charge	£3,163
Legal Fees	£1,000.00
Total Investment	£19,975.00

Projected Investment Return



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



Returns Based on Rental Income	£504
Mortgage Payments on £47,437.50 @ 5%	£197.66
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£50.40
Total Monthly Costs	£263.06
Monthly Net Income	£240.94
Annual Net Income	£2,891.33
Net Return	14.47%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,883.33**

Net Return **9.43%**

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

Annual Net Income Adjusted To **£1,942.58**

Net Return **9.73%**

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 £65,500.



£65,500

2 bedroom terraced house for sale

+ Add to

Topcliffe Street, Hart Lane

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2025 to 9 Mar 2026 (342 days) by Downen, Hartlepool



£65,000

2 bedroom terraced house for sale

+ Add to repr

Richardson Street, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jul 2025 to 6 Mar 2026 (245 days) by Smith & Friends Estate Agents, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

2 bedroom apartment

+ Add to r

9- 11 Hutton Avenue, Hartlepool, TS26

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Sep 2025 to 19 Sep 2025 (10 days) by BLA Property Services, Newcastle Upon Tyne



£550 pcm

2 bedroom terraced house

+ Add to r

Topcliffe Street, Hartlepool, TS26






NO LONGER ADVERTISED LET AGREED

Marketed from 6 Nov 2025 to 24 Dec 2025 (47 days) by Hunters, Bradford

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**
-  Standard Tenancy Agreement In Place: **No**
-  Fully compliant tenancy: **No**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **No**
-  Payment history: **No**

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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