TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Clough Close,
Middlesbrough, TS5 5ET



229757998

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Clough Close, Middlesbrough, TS5 5ET

Rent currently agreed with tenant of **£720** per calendar month which calculates to a **6.5%** 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.

Please read full legal pack for detailed property information.

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



Clough Close,
Middlesbrough, TS5 5ET

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £720

Lounge







Kitchen





Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£132,000

10% Deposit (£5,000 Minimum)	**£13,200**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£19,200**
Purchase Balance	**£118,800**
SDLT Charge	**£6,740**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£126,540**

Your total all in costs would be ~£126,540 after taxes and fees based on a purchase price of £132,000. 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 £150,000.



2 bedroom terraced house for sale

+ Add to report

Addison Road, Middlesbrough

NO LONGER ADVERTISED SOLD STC

Marketed from 22 May 2025 to 17 Oct 2025 (147 days) by Smith & Friends Estate Agents, Middlesbrough

£150,000



2 bedroom end of terrace house for sale

+ Add to report

Worcester Street, Middlesbrough, North Yorkshire, TS1

NO LONGER ADVERTISED

Marketed from 6 Aug 2024 to 6 May 2026 (637 days) by Kings Sales & Letting Agents, Yarm

£125,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our lettings team.



2 bedroom terraced house

+ Add to report

Kildare Street, Middlesbrough

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 1 Nov 2024 (14 days) by Bridgfords Lettings, Middlesbrough

£800 pcm



2 bedroom terraced house

+ Add to report

The Midfield, Middlesbrough, TS5

NO LONGER ADVERTISED

Marketed from 29 Nov 2024 to 3 Jan 2025 (35 days) by OpenRent, London

£780 pcm

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PROPERTY ID: 229757998

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.