

LET PROPERTY PACK

INVESTMENT INFORMATION

Connaught Road,
Middlesbrough, TS5

227439391

 www.letproperty.co.uk





Property Description

Our latest listing is in Connaught Road, Middlesbrough, TS5

Get instant cash flow of **£540** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£784** which would provide the investor a Gross Yield of **9.9%** 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...



Connaught Road,
Middlesbrough, TS5

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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £540

Market Rent: £784

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

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 £540 per calendar month but the potential market rent is

£ 784

Returns Based on Rental Income	£540	£784
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£54.00	£78.40
Total Monthly Costs	£365.88	£390.28
Monthly Net Income	£174.13	£393.73
Annual Net Income	£2,089.50	£4,724.70
Net Return	7.08%	16.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,156.70**
Adjusted To

Net Return **10.70%**

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

Annual Net Income **£3,299.70**
Adjusted To

Net Return **11.19%**

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 £110,000.



£110,000

3 bedroom semi-detached house for sale

Stockton Road, Middlesbrough

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Aug 2022 to 12 Dec 2022 (130 days) by Michael Poole, Middlesbrough

+ Add to report



£105,000

3 bedroom semi-detached house for sale

Bethune Road, Middlesbrough

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2021 to 24 Feb 2022 (292 days) by Manners & Harrison, Middlesbrough

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 pm based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom semi-detached house

West Lane, Middlesbrough, TS5

NO LONGER ADVERTISED

Marketed from 28 Sep 2024 to 29 Sep 2024 by OpenRent, London

+ Add to report



£795 pcm

3 bedroom terraced house

Crathorne Crescent, Middlesbrough

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 3 Sep 2025 (1 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**



Current term of tenancy: **3 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.



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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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