

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fleet Avenue, Hartlepool,  
TS24

224746687

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





## Property Description

Our latest listing is in Fleet Avenue, Hartlepool, TS24

Get instant cash flow of **£575** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£581** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Balcony**

**Factor Fees: £106.97 pm**

**Ground Rent: £8.33 pm**

**Lease Length: 99 years**

**Current Rent: £575**

**Market Rent: £581**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

# 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 £575 per calendar month but the potential market rent is

£ 581

Returns Based on Rental Income	£575	£581
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£106.97	
Ground Rent	£8.33	
Letting Fees	£57.50	£58.10
<b>Total Monthly Costs</b>	<b>£494.05</b>	<b>£494.65</b>
<b>Monthly Net Income</b>	<b>£80.95</b>	<b>£86.35</b>
<b>Annual Net Income</b>	<b>£971.40</b>	<b>£1,036.20</b>
<b>Net Return</b>	<b>3.20%</b>	<b>3.41%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£125.80**

Net Return **-0.41%**

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

Annual Net Income Adjusted To **-£333.84**

Net Return **-1.10%**

# 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

## 2 bedroom apartment for sale

+ Add to report

Drake House Fleet Avenue, Marina

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Jun 2024 to 3 Jun 2025 (355 days) by Downen, Hartlepool



£100,000

## 2 bedroom apartment for sale

+ Add to report

Fleet Avenue, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2022 to 24 Jun 2024 (546 days) by Manners & Harrison, Hartlepool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 2 bedroom apartment

+ Add to report

14a Drake House, Fleet Avenue, Hartlepool, TS24

NO LONGER ADVERTISED

Marketed from 16 Oct 2025 to 29 Oct 2025 (13 days) by John Monk & Co, Stockton-On-Tees



£650 pcm

## 2 bedroom apartment

+ Add to report

Drake House, Hartlepool

NO LONGER ADVERTISED

Marketed from 28 Feb 2025 to 2 Apr 2025 (32 days) by KDM Estates, Peterlee

# 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: **5 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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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**