LET PROPERTY PACK

INVESTMENT INFORMATION

Ellison Street, Hartlepool,
TS26

228892239

www.letproperty.co.uk

Property Description

Our latest listing is in Ellison Street, Hartlepool, TS26

Get instant cash flow of **£450** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£572** which would provide the investor a Gross Yield of **13.7%** 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...

Ellison Street, Hartlepool, TS26

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Property Key Features

- 2 bedrooms
- 1 bathroom
- Dual Living Area
- Easy access to local amenities

- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £450
- Market Rent: £572

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 50,000.00

25% Deposit	**£12,500.00**
SDLT Charge	**£2,500**
Legal Fees	**£1,000.00**
Total Investment	**£16,000.00**

Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 572

Returns Based on Rental Income	£450	£572
Mortgage Payments on £37,500.00 @ 5%	£156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£57.20
Total Monthly Costs	£216.25	£228.45
Monthly Net Income	£233.75	£343.55
Annual Net Income	£2,805.00	£4,122.60
Net Return	17.53%	25.77%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£2,978.60**
Net Return	**18.62%**

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

Annual Net Income Adjusted To	**£3,372.60**
Net Return	**21.08%**

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 £60,000.

£60,000

2 bedroom terraced house for sale

+ Add to report

Colenso Street, Hartlepool

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Mar 2024 to 19 Mar 2025 (372 days) by igomove, Covering North East

£55,000

2 bedroom terraced house for sale

+ Add to report

Rydal Street, Hartlepool

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Feb 2023 to 2 Jun 2023 (113 days) by Manners & Harrison, Hartlepool

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.

£600 pcm

2 bedroom terraced house

+ Add to report

Redcar Close, Hartlepool, TS25

CURRENTLY ADVERTISED

Marketed from 3 Aug 2026 by Holbrook & Co, Hartlepool

£575 pcm

2 bedroom terraced house

+ Add to report

Thirlmere Street, Hartlepool, County Durham

NO LONGER ADVERTISED LET AGREED

Marketed from 27 Mar 2024 to 30 Apr 2024 (33 days) by My Property Box, Darlington

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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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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