LET PROPERTY PACK

INVESTMENT INFORMATION

Meath Street,
Middlesbrough, TS1

229973204

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Meath Street, Middlesbrough, TS1

Get instant cash flow of **£680** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£730** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Meath Street,
Middlesbrough, TS1

229973204

Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Fully equipped modern Kitchen
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £680
- Market Rent: £730

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 80,000.00

SDLT Charge	**£4,000**
Legal Fees	**£1,000**
Total Investment	**£85,000**

Outlay figures based on assumed cash purchase of 80,000.

Projected Investment Return



The monthly rent of this property is currently set at £680 per calendar month but the potential market rent is

£730

Returns Based on Rental Income	£680	£730
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£68.00	£73.00
Total Monthly Costs	£83.00	£88.00
Monthly Net Income	£597.00	£642.00
Annual Net Income	£7,164.00	£7,704.00
Net Return	8.43%	9.06%

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	**£6,244**
Net Return	**7.35%**

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 £100,000.



3 bedroom terraced house for sale

Meath Street, Middlesbrough

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Sep 2024 to 20 Feb 2025 (165 days) by PH Estate Agents, Middlesbrough

£100,000



3 bedroom terraced house for sale

West Lane, Middlesbrough

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Oct 2022 to 24 Jun 2023 (252 days) by Clarke Munro, Middlesbrough

£100,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

Kildare Street, Middlesbrough TS1 4RF

CURRENTLY ADVERTISED

Marketed from 1 Oct 2026 by Joseph Harris Estate Agents, Middlesborough

£850 pcm



3 bedroom terraced house

+ Add to repo

Essex Street, Middlesbrough, TS1 4PU

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Aug 2026 to 21 Aug 2026 (16 days) by Joseph Harris Estate Agents, Middlesborough

£850 pcm

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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Meath Street, Middlesbrough, TS1

PROPERTY ID: 229973204

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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