

LET PROPERTY PACK

INVESTMENT INFORMATION

Rochester Road,
Stockton-on-Tees, TS19

225356494

 www.letproperty.co.uk





Property Description

Our latest listing is in Rochester Road, Stockton-on-Tees, TS19

Get instant cash flow of **£628** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£715** which would provide the investor a Gross Yield of **7.5%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £628

Market Rent: £715

Lounge



Kitchen



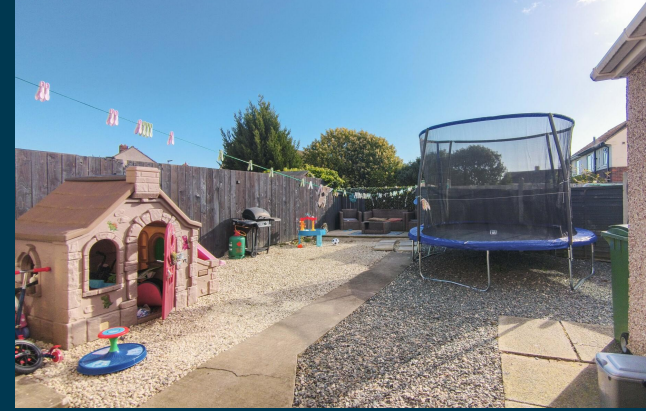
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £628 per calendar month but the potential market rent is

£ 715



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



Returns Based on Rental Income	£628	£715
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.83	£71.50
Total Monthly Costs	£437.21	£445.88
Monthly Net Income	£191.12	£269.13
Annual Net Income	£2,293.46	£3,229.50
Net Return	6.46%	9.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,799.50**
Adjusted To

Net Return **5.07%**

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


Annual Net Income **£1,504.50**
Adjusted To

Net Return **4.24%**

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 £130,000.




3 bedroom semi-detached house for sale + Add to

Bracken Road, Stockton-on-tees, TS19

NO LONGER ADVERTISED **SOLD STC**

Marketed from 31 Jan 2022 to 1 Apr 2022 (60 days) by Purplebricks, covering Teesside

£130,000



3 bedroom semi-detached house for sale + Add to

Thorn Road, Fern Park, Stockton-On-Tees, TS19 0NN

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Oct 2023 to 14 Mar 2024 (139 days) by Harper and Co Estate Agents, Teessid

£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 letting team at **Let Property Management**.



£800 pcm

3 bedroom semi-detached house

Romsey Road, Stockton-on-tees, TS19 9DF

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Mar 2026 by Orange Sales and Lettings, Stockton-On-Tees



£800 pcm

3 bedroom semi-detached house

Thorn Road, Stockton-on-Tees, Durham, TS19

NO LONGER ADVERTISED

LET AGREED






Marketed from 24 Nov 2025 to 24 Feb 2026 (92 days) by Reeds Rains, Stockton-on-Tees



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 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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