

LET PROPERTY PACK

INVESTMENT INFORMATION

Dorset Street, Hartlepool,
TS25

227276493

 www.letproperty.co.uk





Property Description

Our latest listing is in Dorset Street, Hartlepool, TS25

Get instant cash flow of **£500** per calendar month with a **10.3%** Gross Yield for investors.

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...



Dorset Street, Hartlepool,
TS25

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £500

Lounge



Kitchen



Bedrooms



Bathrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 58,000

SDLT Charge	£2,900
Legal Fees	£1,000
Total Investment	£61,900

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 £500 per calendar month.

Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£50.00
Total Monthly Costs	£65.00
Monthly Net Income	£435.00
Annual Net Income	£5,220.00
Net Return	8.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **6.82%**

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 £55,000.



£55,000

2 bedroom terraced house for sale

+ Add to report

Charterhouse Street, Hartlepool

NO LONGER ADVERTISED

Marketed from 18 May 2023 to 5 Jun 2023 (17 days) by Manners & Harrison, Hartlepool



£50,000

2 bedroom end of terrace house for sale

+ Add to r

Dorset Street, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Aug 2025 to 21 Nov 2025 (93 days) by Manners & Harrison, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £598 based on the analysis carried out by our letting team at **Let Property Management**.



£598 pcm

2 bedroom end of terrace house

Jackson Street, Hartlepool, TS25

NO LONGER ADVERTISED

Marketed from 6 Nov 2023 to 23 Nov 2023 (16 days) by OpenRent, London

+ Add to report



£550 pcm

2 bedroom terraced house

Charterhouse Street, Hartlepool, TS25

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 24 Oct 2025 (9 days) by OpenRent, London

+ 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**

 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.



Dorset Street, Hartlepool, TS25

PROPERTY ID: 227276493

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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