

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Street, Hartlepool,
TS24

225923405

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Street, Hartlepool, TS24

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **20.0%** 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...



Church Street, Hartlepool,
TS24

225923405



Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 104 years

Market Rent: £500

Living Spaces



Kitchen



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 30,000.00

SDLT Charge

Legal Fees

£1,000

Total Investment

£31,000

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£50.00
Total Monthly Costs	£65.00
Monthly Net Income	£435.00
Annual Net Income	£5,220.00
Net Return	16.84%

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 **£4,220**
Adjusted To

Net Return **13.61%**

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 £40,000.



£40,000

Studio flat for sale

8 Jackson House

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Sep 2025 by Drummonds Estate Agents, BILLINGHAM



£30,000

Studio apartment for sale

Middlesbrough

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Jan 2026 by PH Estate Agents, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £706 based on the analysis carried out by our letting team at **Let Property Management**.



£706 pcm

Studio flat

Corporation Road, Middlesbrough, TS1 1LY

CURRENTLY ADVERTISED

Marketed from 13 Nov 2025 by Xenia Students, Middlesbrough



£690 pcm

Studio flat

Queens Road, Middlesbrough

NO LONGER ADVERTISED






Marketed from 12 Dec 2025 to 30 Apr 2026 (139 days) by Clarke Munro TS1 Student Accomodation, Middlesbrough

+ Add to repor

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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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Church Street, Hartlepool, TS24

PROPERTY ID: 225923405

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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