

LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Road
Middlesbrough TS1

226821459

 www.letproperty.co.uk





Property Description

Our latest listing is in Albert Road Middlesbrough TS1

Get instant cash flow of **£2,884** per calendar month with a **11.1%** Gross Yield for investors.

This property has a potential to rent for **£3,015** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Albert Road
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Property Key Features

6 Bedrooms

5 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,884 PM

Market Rent: £3,015 PM

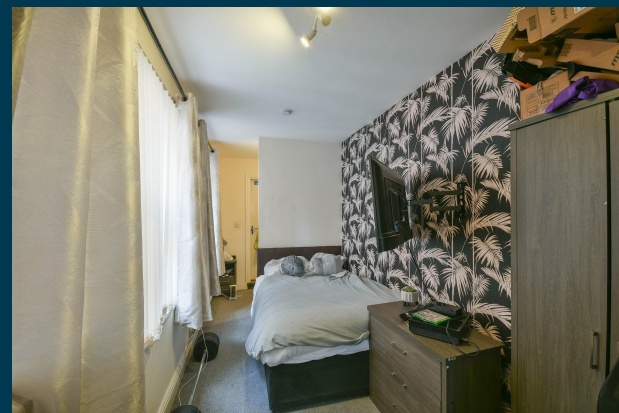
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £310,500 and borrowing of £232,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 310,500.00

| | |
|------------------|------------|
| 25% Deposit | £77,625.00 |
| SDLT Charge | £21,050 |
| Legal Fees | £1,000.00 |
| Total Investment | £99,675.00 |

Projected Investment Return



The monthly rent of this property is currently set at £2,884 per calendar month but the potential market rent is

£ 3,015

| Returns Based on Rental Income | £2,884 | £3,015 |
|---------------------------------------|-------------------|-------------------|
| Mortgage Payments on £232,875.00 @ 5% | £970.31 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £288.40 | £301.50 |
| Total Monthly Costs | £1,273.71 | £1,286.81 |
| Monthly Net Income | £1,610.29 | £1,728.19 |
| Annual Net Income | £19,323.45 | £20,738.25 |
| Net Return | 19.39% | 20.81% |

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 **£14,708.25**
Adjusted To

Net Return **14.76%**

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

Annual Net Income **£16,080.75**
Adjusted To

Net Return **16.13%**

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 £325,000.



£325,000

5 bedroom terraced house for sale

+ Add to repo

Borough Road, Middlesbrough, TS1

NO LONGER ADVERTISED

Marketed from 19 Jan 2025 to 28 Jun 2025 (159 days) by Ashbrookes Limited, Yarm



£270,000

5 bedroom terraced house for sale

+ Add to rep

Borough Road, Middlesbrough, North Yorkshire, TS1

CURRENTLY ADVERTISED

Marketed from 21 Mar 2024 by Bridgfords, Middlesbrough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,029 based on the analysis carried out by our letting team at **Let Property Management**.



£3,029 pcm

5 bedroom terraced house

+ Add to rep

Oxford Street, Middlesbrough, TS1

NO LONGER ADVERTISED

Marketed from 8 Nov 2024 to 12 Nov 2024 (4 days) by OpenRent, London



£3,029 pcm

5 bedroom terraced house

+ Add to rep

Jedburgh Street, Middlesbrough, TS1

NO LONGER ADVERTISED

Marketed from 8 Nov 2024 to 12 Nov 2024 (4 days) by OpenRent, London

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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