

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashgrove Avenue,
Hartlepool, TS25

224243950

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashgrove Avenue, Hartlepool, TS25

Get instant cash flow of **£600** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£620** which would provide the investor a Gross Yield of **8.3%** 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...



Ashgrove Avenue,
Hartlepool, TS25

224243950



Property Key Features

3 bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £620

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 90,000.00

SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£95,500

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 620



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



Returns Based on Rental Income	£600	£620
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£62.00
Total Monthly Costs	£75.00	£77.00
Monthly Net Income	£525.00	£543.00
Annual Net Income	£6,300.00	£6,516.00
Net Return	6.60%	6.82%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,276**
Adjusted To

Net Return **5.52%**



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 £115,000.



£115,000

3 bedroom semi-detached house for sale

+ Add

Beachfield Drive, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2021 to 17 Feb 2022 (261 days) by Smith & Friends Estate Agents, Hartle



£110,000

3 bedroom semi-detached house for sale

+ Ad

Lakeland Walk, HARTLEPOOL

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 May 2021 to 11 Nov 2021 (168 days) by Manners & Harrison, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom terraced house

+ Add to report

Coleridge Avenue, Hartlepool, TS25 5AA

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2025 to 9 Jan 2026 (37 days) by Orange Sales and Lettings, Stockton-On-Tees



£650 pcm

3 bedroom terraced house

Barton Avenue, Hartlepool

CURRENTLY ADVERTISED






LET AGREED

Marketed from 11 Mar 2026 by Smith & Friends Estate Agents, Hartlepool

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**
-  Current term of tenancy: **4 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **On time for length of tenancy**
-  Fully compliant tenancy: **Yes**
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.



 www.letproperty.co.uk

Ashgrove Avenue, Hartlepool, TS25

PROPERTY ID: 12345678

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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