LET PROPERTY PACK

INVESTMENT INFORMATION

Errington Street, Brotton,
Saltburn-by-the-Sea, TS12

229651281

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Errington Street, Brotton, Saltburn-by-the-Sea, TS12

Get instant cash flow of **£475.00** per calendar month with a **11.4%** Gross Yield for investors.

This property has a potential to rent for **£600.00** which would provide the investor a Gross Yield of **14.4%** 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...



Errington Street, Brotton, Saltburn-by-the-Sea, TS12

229651281

Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £475.00 PM

Market Rent: £600.00 PM

Lounge







Kitchen







Bedrooms







Bathroom

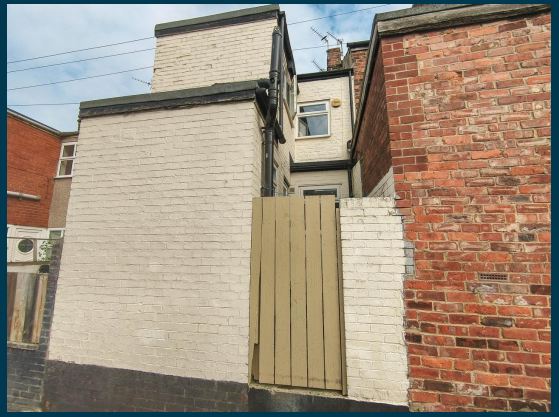






Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	**£2,500**
Legal Fees	**£1,000**
Total Investment	**£53,500**

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

Projected Investment Return



The monthly rent of this property is currently set at £475.00 per calendar month but the potential market rent is £600.00

Returns Based on Rental Income	£475.00	£600.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£62.50	£75.00
Monthly Net Income	£412.50	£525.00
Annual Net Income	£4,950.00	£6,300.00
Net Return	9.25%	11.78%

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 Adjusted To	**£5,100**
Net Return	**9.53%**

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 £60,000.



2 bedroom terraced house for sale

+ Add to report

Day Street, Brotton

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Jun 2026 to 27 Aug 2026 (81 days) by Michael Poole, Guisborough

£60,000



2 bedroom end of terrace house for sale

+ Add to repo

Jackson Street, Brotton, TS12

NO LONGER ADVERTISED SOLD STC

Marketed from 10 Jul 2026 to 29 Sep 2026 (80 days) by Let Property Sales & Management, Glasgow

£57,500

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**.



2 bedroom terraced house

+ Add to repor

Gladstone Street, Brotton, Redcar And Cleveland

CURRENTLY ADVERTISED

Marketed from 21 Oct 2026 by Parker Stag Ltd, Redcar

£675 pcm



2 bedroom terraced house

+ Add to rep

High Street, Brotton, Saltburn-By-The-Sea, TS12

NO LONGER ADVERTISED

Marketed from 22 Mar 2026 to 26 Mar 2026 (3 days) by OpenRent, London

£650 pcm

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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Saltburn-by-the-Sea, TS12

PROPERTY ID: 229651281

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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