

LET PROPERTY PACK

INVESTMENT INFORMATION

Lambton Street,
Middlesbrough, TS6

229027084

 www.letproperty.co.uk





Property Description

Our latest listing is in Lambton Street, Middlesbrough, TS6

Get instant cash flow of **£600** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£625** which would provide the investor a Gross Yield of **10.0%** 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...



Lambton Street,
Middlesbrough, TS6

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £625

Lounge



Kitchen



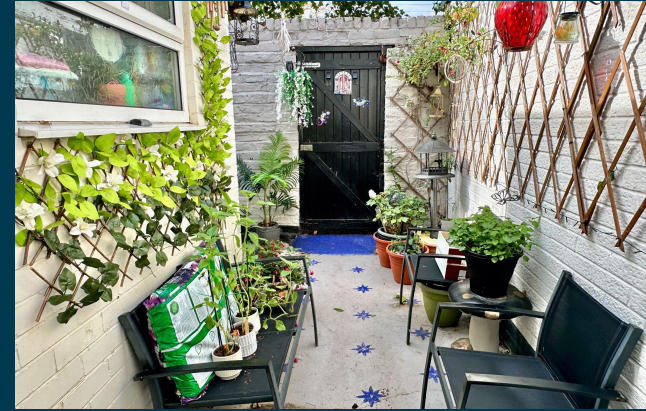
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

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 £600 per calendar month but the potential market rent is

£ 625

Returns Based on Rental Income	£600	£625
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£62.50
Total Monthly Costs	£309.38	£311.88
Monthly Net Income	£290.63	£313.13
Annual Net Income	£3,487.50	£3,757.50
Net Return	14.84%	15.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,507.50**
Adjusted To

Net Return **10.67%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,632.50**
Adjusted To

Net Return **11.20%**

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 £80,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Lambton Street, Middlesbrough, TS6

CURRENTLY ADVERTISED

Marketed from 21 Apr 2026 by G.R. Estates, Normanby

£80,000



2 bedroom terraced house for sale

[+ Add to](#)

Lambton Street, Normanby

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2019 to 17 Sep 2021 (702 days) by Michael Poole, Eston

£79,995

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 end of terrace house

Clive Road, Eston, TS6

NO LONGER ADVERTISED

Marketed from 16 Apr 2025 to 23 Jun 2025 (68 days) by G.R. Estates, Stockton-on-Tees

+ Add to report



£650 pcm

2 bedroom terraced house

Normanby, Middlesbrough, TS6

NO LONGER ADVERTISED

Marketed from 2 Apr 2026 to 8 Apr 2026 (6 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.



Lambton Street, Middlesbrough, TS6

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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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