

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Clough Close,
Middlesbrough, TS5 5DW

219033747





PROPERTY DESCRIPTION

Our latest listing is in Clough Close,
Middlesbrough, TS5 5DW

Rent currently agreed with tenant of **£520** per
calendar month which calculates to a **10.4%**
Gross Yield for investors.

This property has a potential to rent for **£608**
which would provide the investor a Gross Yield
of **12.2%** if the rent was increased to full
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.**

Please read full legal pack for detailed
property information.

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



Clough Close,
Middlesbrough, TS5 5DW

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Property Key Features

1 Bedroom

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

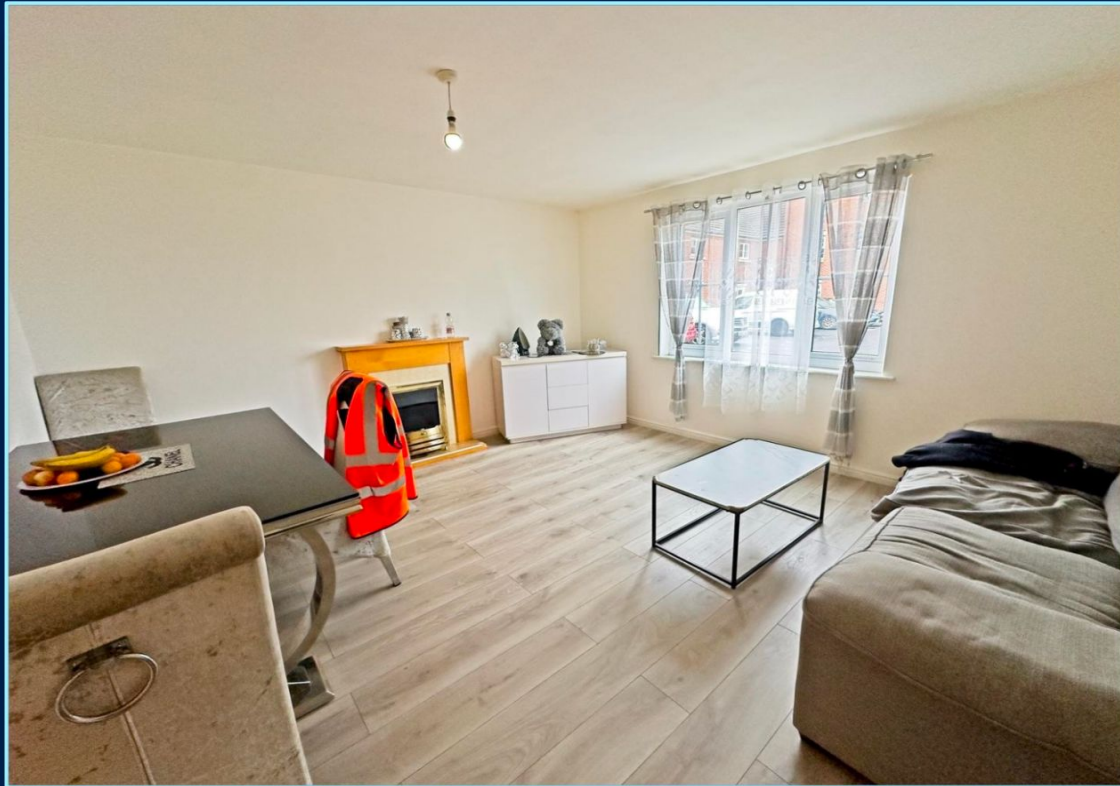
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

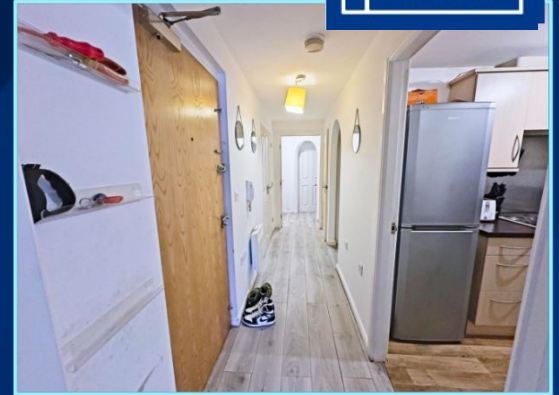
Current Rent: £520

Market Rent: £608

Lounge



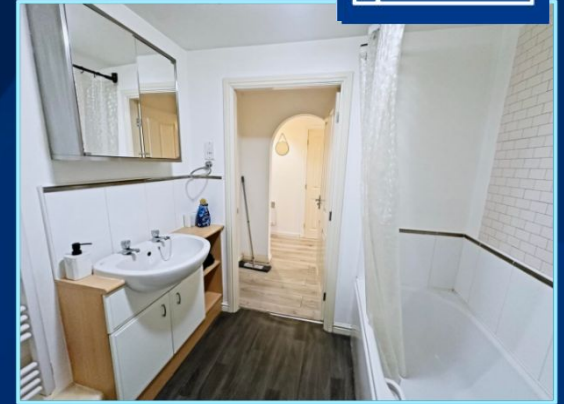
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£60,000

10% Deposit (£5,000 Minimum) **£6,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,000**

Purchase Balance **£54,000**

SDLT Charge **£3,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£58,000**

Your total all in costs would be ~£58,000 after taxes and fees based on a purchase price of £60,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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.



£60,000

1 bedroom apartment for sale

Maddren Way, Middlesbrough, TS5

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 18 May 2026 (32 days) by Bettermove, Nationwide

+ Add to report



£59,995

1 bedroom apartment for sale

Clough Close, Middlesbrough, North Yorkshire, TS5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Feb 2026 by Reeds Rains, Middlesbrough

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our lettings team.



£750 pcm

1 bedroom flat

Camsell Court, Linthorpe, Middlesbrough

NO LONGER ADVERTISED

Marketed from 15 Apr 2026 to 14 May 2026 (29 days) by Clarke Munro, Middlesbrough

+ Add to report



£750 pcm

1 bedroom flat

Camsell Court, Linthorpe, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2026 to 28 May 2026 (21 days) by Clarke Munro TS1 Student Accommodation, Middlesbrough

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Clough Close, Middlesbrough, TS5 5DW

PROPERTY ID: 219033747

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.