

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jameson Road, Hartlepool,  
TS25

219133142

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Jameson Road, Hartlepool, TS25

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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Hartlepool, TS25

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Fully-Equipped Kitchen**

**Spacious Lounge**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £650**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

# Projected Investment Return



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

£ 650

Returns Based on Rental Income	£600	£650
Mortgage Payments on £94,500.00 @ 5%	<b>£393.75</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£60.00</b>	<b>£65.00</b>
<b>Total Monthly Costs</b>	<b>£468.75</b>	<b>£473.75</b>
<b>Monthly Net Income</b>	<b>£131.25</b>	<b>£176.25</b>
<b>Annual Net Income</b>	<b>£1,575.00</b>	<b>£2,115.00</b>
<b>Net Return</b>	<b>4.06%</b>	<b>5.45%</b>

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      **£815.00**  
Adjusted To

Net Return                      **2.10%**

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

Annual Net Income      **£225.00**  
Adjusted To

Net Return                      **0.58%**

# 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 £125,000.



£125,000

## 3 bedroom semi-detached house for sale

+ Add to report

Maxwell Road, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2022 to 17 May 2023 (231 days) by Smith & Friends Estate Agents, Hartlepool



£125,000

## 3 bedroom semi-detached house for sale

+ Add to report

Jameson Road, Hartlepool

NO LONGER ADVERTISED

Marketed from 24 Oct 2022 to 26 Apr 2023 (184 days) by Manners & Harrison, Hartlepool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 3 bedroom house

Lennox Walk, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2025 to 30 Jun 2025 (23 days) by Manners & Harrison - Lettings, Hartlepool

+ Add to report



£725 pcm

## 3 bedroom house

Farr Walk, HARTLEPOOL

NO LONGER ADVERTISED

Marketed from 7 Aug 2025 to 8 Sep 2025 (31 days) by Manners & Harrison - Lettings, Hartlepool

+ Add to report



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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.



**LETPROPERTY**