

LET PROPERTY PACK

INVESTMENT INFORMATION

Tenth Street, Blackhall
Colliery, Hartlepool, TS27

227057092

 www.letproperty.co.uk





Property Description

Our latest listing is in Tenth Street, Blackhall Colliery, Hartlepool, TS27

Get instant cash flow of **£525** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£653** which would provide the investor a Gross Yield of **9.2%** 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...



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Colliery, Hartlepool, TS27

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £653

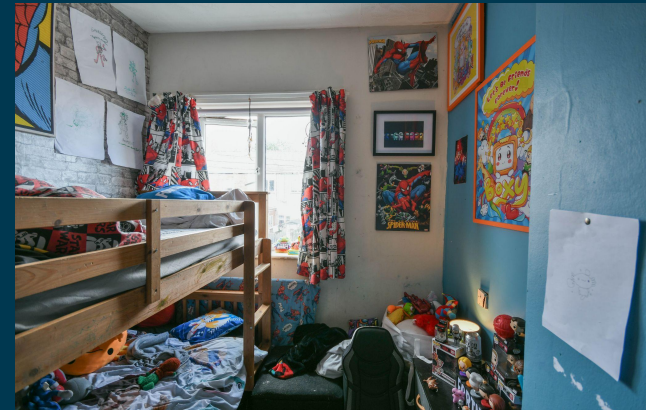
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £85,000.

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge	£4,250
Legal Fees	£1,000
Total Investment	£90,250

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 £525 per calendar month but the potential market rent is

£ 653

Returns Based on Rental Income	£525	£653
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£65.30
Total Monthly Costs	£67.50	£80.30
Monthly Net Income	£457.50	£572.70
Annual Net Income	£5,490.00	£6,872.40
Net Return	6.08%	7.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,566**
Adjusted To

Net Return **6.17%**



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 £65,000.



£65,000

3 bedroom terraced house for sale

+ Add to report

THE GROVE, BLACKHALL, Peterlee Area Villages, TS27 4LF

NO LONGER ADVERTISED

Marketed from 20 Feb 2020 to 3 Aug 2020 (164 days) by Downen, Peterlee



£61,000

3 bedroom terraced house for sale

+ Add to report

Middle Street, Hartlepool, TS27

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Sep 2024 to 6 Feb 2026 (497 days) by Holbrook & Co, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£575** based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

3 bedroom flat

[+ Add to report](#)

West View, Horden, Peterlee, Durham, SR8 4DS

NO LONGER ADVERTISED

Marketed from 28 Jun 2024 to 3 Jan 2025 (189 days) by Pattinson Estate Agents, Peterlee



£550 pcm

3 bedroom flat

[+ Add to report](#)

Fulwell Road, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Apr 2026 to 13 May 2026 (28 days) by Downen, Peterlee


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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TS27

PROPERTY ID: 227057092

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