

LET PROPERTY PACK

INVESTMENT INFORMATION

The Cliff, Hartlepool, TS25

229044615

 www.letproperty.co.uk





Property Description

Our latest listing is in The Cliff, Hartlepool, TS25

Get instant cash flow of **£500** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£941** which would provide the investor a Gross Yield of **17.4%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



The Cliff, Hartlepool, TS25

229044615



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £176.00 pm

Ground Rent: TBC

Lease Length: 146 years

Current Rent: £500

Market Rent: £941

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit £16,250.00

SDLT Charge £3,250

Legal Fees £1,000.00

Total Investment £20,500.00

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 £500 per calendar month but the potential market rent is

£ 941

Returns Based on Rental Income	£500	£941
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£176.00	
Ground Rent	TBC	
Letting Fees	£50.00	£94.10
Total Monthly Costs	£444.13	£488.23
Monthly Net Income	£55.88	£452.78
Annual Net Income	£670.50	£5,433.30
Net Return	3.27%	26.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,551.30**
Adjusted To

Net Return **17.32%**

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

Annual Net Income **£4,458.30**
Adjusted To

Net Return **21.75%**

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 £90,000.



£90,000

1 bedroom apartment for sale



The Sycamores, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2024 to 19 Dec 2024 (13 days) by Manners & Harrison, Hartlepool



£80,000

1 bedroom apartment for sale

Catcote Road, Fens

NO LONGER ADVERTISED

Marketed from 8 Apr 2024 to 17 May 2024 (39 days) by Downen, Hartlepool

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

1 bedroom apartment

LITHGO CLOSE, SEATON CAREW, HARTLEPOOL, TS25

NO LONGER ADVERTISED

Marketed from 1 Jun 2026 to 11 Jul 2026 (39 days) by Downen, Hartlepool



£650 pcm

1 bedroom apartment

5 Dunlin House, Trident Close, Hartlepool

NO LONGER ADVERTISED

Marketed from 30 Jun 2026 to 7 Jul 2026 (6 days) by John Monk & Co, Stockton-On-Tees

+ Ac

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**



Current term of tenancy: **20 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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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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