

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Marina House, Harbour  
Walk, Hartlepool, TS24

227092238



## MARINA HOUSE



## PROPERTY DESCRIPTION

Our latest listing is in Marina House, Harbour Walk, Hartlepool, TS24

Rent currently agreed with tenant of **£525** per calendar month which calculates to a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.4%** 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...**

MARINA HOUSE



Marina House, Harbour  
Walk, Hartlepool, TS24

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £525

Market Rent: £600

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£77,000**

10% Deposit (£5,000 Minimum)    **£7,700**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£13,700**

Purchase Balance    **£69,300**

SDLT Charge    **£3,850**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£74,150**

Your total all in costs would be ~£74,150 after taxes and fees based on a purchase price of £77,000. 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 £90,000.



£90,000

## 1 bedroom apartment for sale

+ Add to report

Anchor House, Marina

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Dec 2025 to 13 Aug 2026 (253 days) by Downen, Hartlepool



£85,000

## 1 bedroom flat for sale

+ Add to report

Fleet Avenue, Hartlepool, TS24 0

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jan 2026 to 20 Aug 2026 (217 days) by Collier Estates, 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 lettings team.



**£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 Dowen, Hartlepool

+ Add to report



**£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

+ Add to report

MARINA HOUSE



Marina House, Harbour Walk, Hartlepool,  
TS24

**PROPERTY ID: 227092238**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

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