

LET PROPERTY PACK

INVESTMENT INFORMATION

Jackson Street, Brotton,
TS12

225941496

 www.letproperty.co.uk





Property Description

Our latest listing is in Jackson Street, Brotton, TS12

Get instant cash flow of **£430** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£594** which would provide the investor a Gross Yield of **10.4%** 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...



Jackson Street, Brotton,
TS12

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Property Key Features

1 bedroom

1 bathroom

Private Back Garden

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £430

Market Rent: £594

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £68,250.00 and borrowing of £51,187.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 68,250.00

25% Deposit £17,062.50

SDLT Charge £3,413

Legal Fees £1,000.00

Total Investment £21,475.00

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 £430 per calendar month but the potential market rent is

£ 594

Returns Based on Rental Income	£430	£594
Mortgage Payments on £51,187.50 @ 5%	£213.28	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£43.00	£59.40
Total Monthly Costs	£271.28	£287.68
Monthly Net Income	£158.72	£306.32
Annual Net Income	£1,904.63	£3,675.83
Net Return	8.87%	17.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,487.83**
Adjusted To

Net Return **11.58%**

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

Annual Net Income **£2,652.08**
Adjusted To

Net Return **12.35%**

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 £69,950.



£79,950

1 bedroom terraced house for sale

+ Add to report

High Street, Brotton

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 to 28 Mar 2025 (161 days) by Michael Poole, Guisborough

No Onward Chain | Impressive Views | Own Parking Space | Lots of Character | Large Double Bedroom



£69,950

1 bedroom cottage for sale

+ Add to report

High Street, Brotton, Saltburn-By-The-Sea

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Oct 2025 to 27 Feb 2026 (133 days) by Inglebys Estate Agents, Saltburn-By-The-Sea

One Bedroom Stone Cottage | Beautiful Location | Just off the High Street | Period Property

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £620 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

+ Add to report

21 Amber Street, Saltburn-By-The-Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jan 2024 to 31 Jan 2024 (13 days) by Inglebys Estate Agents, Saltburn-By-The-Sea



£620 pcm

1 bedroom apartment

+ Add to report

Dundas Street, Saltburn-By-The-Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Apr 2023 to 12 Apr 2023 (7 days) by Manhattan Property, Saltburn

A spectacular one bedroom, second floor apartment, located in the heart of the popular Victorian

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.



Jackson Street, Brotton, TS12

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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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