

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Wynyard Mews, TS25 3JF

228863962





PROPERTY DESCRIPTION

Our latest listing is in Wynyard Mews, TS25 3JF

Rent currently agreed with tenant of **£450** per calendar month which calculates to a **27.0%** Gross Yield for investors.

This property has a potential to rent for **£584** which would provide the investor a Gross Yield of **35.0%** 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...



Wynyard Mews, TS25 3JF

228863962

Property Key Features

2 Bedrooms

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: £450

Market Rent: £584

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£20,000

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

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£15,000**

SDLT Charge **£0**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£16,000**

Your total all in costs would be ~£16,000 after taxes and fees based on a purchase price of £20,000. 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 £40,000.



£40,000

2 bedroom apartment for sale

[+ Add to report](#)

Wynyard Mews, Hartlepool

NO LONGER ADVERTISED

Marketed from 30 Sep 2025 to 9 Dec 2025 (69 days) by Manners & Harrison, Hartlepool



£35,000

2 bedroom ground floor flat for sale

[+ Add to report](#)

Wynyard Mews, HARTLEPOOL

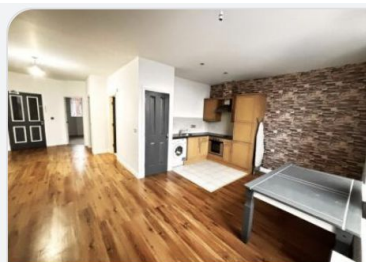
NO LONGER ADVERTISED

Marketed from 26 Dec 2025 to 24 Aug 2026 (241 days) by Manners & Harrison, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our lettings team.



£650 pcm

2 bedroom apartment

Park Road, Hartlepool

NO LONGER ADVERTISED

Marketed from 27 Jan 2026 to 27 Jan 2026 by Stuart Edwards, Durham

+ Add to report



£575 pcm

2 bedroom flat

Ripon Close, Hartlepool, TS25

NO LONGER ADVERTISED

Marketed from 10 Jun 2025 to 18 Jul 2025 (37 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Wynyard Mews, TS25 3JF

PROPERTY ID: 228863962

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.