

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Wynyard Mews, TS25 3JF

228865584





PROPERTY DESCRIPTION

Our latest listing is in Wynyard Mews, TS25 3JF

Rent currently agreed with tenant of **£410** per calendar month which calculates to a **24.6%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **36.0%** 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

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £410

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



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 £45,000.



£45,000

2 bedroom end of terrace house for sale

+ Add to report

Jarvis Walk, Owton Manor

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jul 2025 to 11 Mar 2026 (232 days) by Dowen, Hartlepool



£40,000

2 bedroom semi-detached house for sale

+ Add to report

9 Dalry Grove, Cleveland, TS25 4EG

NO LONGER ADVERTISED

Marketed from 6 Jun 2024 to 6 Jun 2024 by BidX1, Covering UK

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our lettings team.



£625 pcm

2 bedroom terraced house

+ Add to report

Harris Grove, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Aug 2025 to 20 Oct 2025 (80 days) by Manners & Harrison - Lettings, Hartlepool



£625 pcm

2 bedroom house

+ Add to report

Laird Road, HARTLEPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2024 to 25 Nov 2024 (60 days) by Manners & Harrison - Lettings, Hartlepool



Interested in this
property investment?

Call us on
0161 394 2637

Wynyard Mews, TS25 3JF

PROPERTY ID: 228865584

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.