

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Arundel Street, Redcar,  
TS10

224664625

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Arundel Street, Redcar, TS10

Get instant cash flow of **£2,820** per calendar month with a **14.3%** Gross Yield for investors.

This property has a potential to rent for **£2,872** which would provide the investor a Gross Yield of **14.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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TS10

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## Property Key Features

**5 Bedroom Terraced HMO**

**Ensuites**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,820**

**Market Rent: £2,872**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £236,000.00 and borrowing of £177,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 236,000.00

25% Deposit	£59,000.00
SDLT Charge	£14,020
Legal Fees	£1,000.00
Total Investment	£74,020.00

# Projected Investment Return



The monthly rent of this property is currently set at £2,820 per calendar month but the potential market rent is

£ 2,872



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,820	£2,872
Mortgage Payments on £177,000.00 @ 5%	£737.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£282.00	£287.20
<b>Total Monthly Costs</b>	<b>£1,034.50</b>	<b>£1,039.70</b>
<b>Monthly Net Income</b>	<b>£1,785.50</b>	<b>£1,832.30</b>
<b>Annual Net Income</b>	<b>£21,426.00</b>	<b>£21,987.60</b>
<b>Net Return</b>	<b>28.95%</b>	<b>29.70%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£16,243.60**  
Adjusted To

Net Return                      **21.94%**

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

Annual Net Income      **£18,447.60**  
Adjusted To

Net Return                      **24.92%**

# 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 £340,000.



£340,000

## 3 bedroom semi-detached house for sale

+ Add to report

Kirkleatham Street, Redcar

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2025 to 26 Sep 2025 (154 days) by Michael Poole, Redcar



£200,000

## 3 bedroom semi-detached house for sale

+ Add to report

Coatham Road, Redcar, North Yorkshire, TS10

NO LONGER ADVERTISED

Marketed from 22 Jun 2022 to 18 Mar 2024 (634 days) by Kings Estate Agents, Redcar

# 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.



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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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