Palace Auctions London

LOT 52



BUY-TO-LET INVESTMENT · FOR SALE BY AUCTION · 28 OCTOBER 2026

41 Wynyard Mews

Hartlepool TS25 3JF

GUIDE PRICE	PREVIOUS RENT	GROSS YIELD	ACCOMMODATION
£25,000	**£6,000**	**c. 24%**	**2 bed**
no VAT on the price	per annum (£500 pcm)	at the guide, once let	plus box room · vacant

A vacant, ready-to-let top-floor flat with two double bedrooms and a box room, previously let at £500 a month – a potential gross yield of about 24% at the £25,000 guide price.

Auction: Wednesday 28 October 2026, 1.00 pm · Claridge's, Mayfair, London

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The investment

One of the highest-yielding opportunities in our October sale – a spacious, ready-to-let flat at a guide price of just **£25,000**.

> Previously let at **£500 a month (£6,000 a year)** – a potential gross yield of about **24%** at the guide price. Vacant, freshly carpeted and ready for a new tenant from day one.

41 Wynyard Mews is a top-floor flat in a modern, purpose-built block in a popular residential area of Hartlepool, with its own front door at ground level and stairs up to the flat. It has an entrance hall, a large living room, a fitted kitchen with gas cooker and space for a washing machine, two double bedrooms, a box room ideal as a study or nursery, and a bathroom. The flat has double glazing throughout and has been newly carpeted.

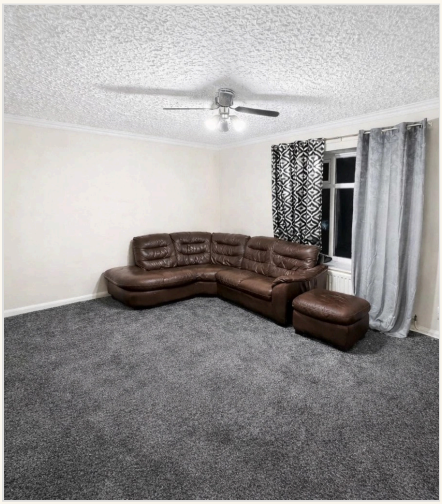
Outside there is allocated parking and communal gardens. The flat is held on a lease with about 62 years remaining, which gives a buyer the opportunity to add value through a lease extension.

Key features

- Potential gross yield of about 24% at the guide
- Previously let at £500 a month
- Vacant – ready to let or live in
- Two double bedrooms plus a box room
- Large living room and fitted kitchen
- Own front door, top-floor position
- Allocated parking and communal gardens
- EPC rating D

Property summary

Type	Top-floor flat, purpose-built block
Accommodation	Living room, kitchen, 2 double bedrooms, box room, bathroom
Tenure	Leasehold, c. 62 years remaining
Occupation	Vacant
Previous rent	£500 pcm / £6,000 pa
Outside	Allocated parking, communal gardens
EPC	D





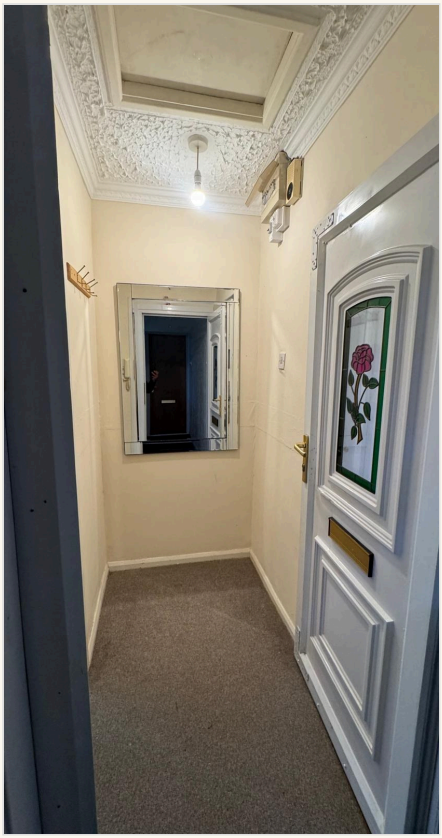


The flat

The flat is entered through its own front door into a carpeted hallway, with stairs leading up to the accommodation. The living room is a generous space with a ceiling fan light. The kitchen is fitted with wood-effect wall and base units, a tiled floor, a gas cooker, a wall-mounted boiler and space for a washing machine. The main bedroom is a large double with windows on two sides; the second bedroom is also a double; and the box room, with a wide window, makes an ideal study, nursery or dressing room.







Why invest in Hartlepool?

Hartlepool offers some of the strongest rental yields in the country, with low entry prices and steady demand from tenants. The town is benefiting from more than £25 million of regeneration investment through its Town Deal, and has good links along the A19 to Teesside, Sunderland and Newcastle.

Location

- Hartlepool town centre about 1.2 miles
- Hartlepool Marina about 1.5 miles
- GP surgery and Eskdale Academy close by

Transport

- A19 for Teesside, Sunderland and Newcastle
- Hartlepool station about 2.3 miles
- Local bus services nearby

Auction information

Date and venue	Wednesday 28 October 2026 at 1.00 pm, The St James Room, Claridge's, Brook Street, Mayfair, London W1K 4HR – Lot 52
How to bid	In the room, online, by telephone or by proxy, after registration and anti-money laundering checks. Online bidders pay a refundable £2,000 security deposit
Guide price	£25,000
Tenure and occupation	Leasehold, about 62 years remaining. Sold with vacant possession
VAT	VAT is not payable on the sale price
Legal pack	Available to registered bidders, with the auction addendum, including the lease, ground rent and service charge details
Viewing	Strictly by appointment with Palace Auctions London

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange at the auction
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any other charges payable by the buyer are set out in the Special Conditions of Sale and the addendum.

Guide price and important notice

The guide price is an indication of the seller's current minimum acceptable price at auction; the reserve will not exceed a single-figure guide by more than 10%, and both may change up to the auction. These particulars are a general guide and do not form part of any contract. The rent shown was previously achieved and is not a statement of current income. Measurements, distances and figures are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Buyers should note the length of the lease and take advice on financing and lease extension. Photographs are for illustration only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale. The contract is unconditional and exchange takes place on the fall of the hammer.

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