

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakley Grn, West Auckland, Bishop Auckland DL14 9JE

203674354











Property Description

Our latest listing is in Oakley Grn, West Auckland, Bishop Auckland DL14 9JE

Get instant cash flow of £475 per calendar month with a 8.8% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 11.1% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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







Oakley Grn, West Auckland, Bishop Auckland DL14 9JE



3 bedroom

1 bathroom

Garden Grounds

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Market Rent: £600

Lounge







Kitchen









Bedrooms









Bathroom







Exterior









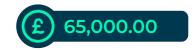
Initial Outlay





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£16,250.00**

SDLT Charge £1,950

Legal Fees £1,000.00

Total Investment £19,200.00

Projected Investment Return





Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is \cap

	£	600
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Returns Based on Rental Income	£475	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00 £0.00 TBC	
Approx. Factor Fees		
Ground Rent		
Letting Fees	£47.50	£60.00
Total Monthly Costs	£265.63	£278.13
Monthly Net Income	£209.38	£321.88
Annual Net Income	£2,512.50	£3,862.50
Net Return	13.09%	20.12%

Return Stress Test Analysis Report





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

£2,662.50

Annual Net Income

- -

Adjusted To

Net Return

13.87%

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

Annual Net Income

£2,887.50

Adjusted To

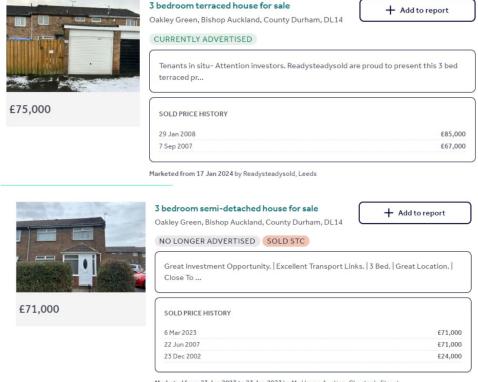
Net Return

15.04%

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 £75,000.

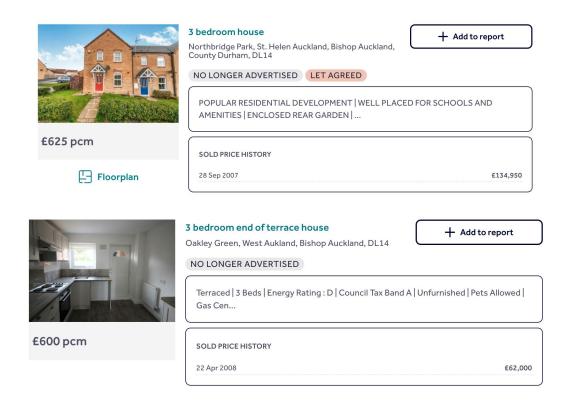


Marketed from 23 Jun 2023 to 23 Jun 2023 by My House Auction, Chester le Street

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 letting team at **Let Property Management**.



Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: 5 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Oakley Grn, West Auckland, Bishop Auckland DL14 9JE

PROPERTY ID: 12345678

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.

