

LET PROPERTY PACK

INVESTMENT INFORMATION

James Terrace, Coronation,
Bishop Auckland DL14 8SH

203674493

 www.letproperty.co.uk





Property Description

Our latest listing is in James Terrace, Coronation, Bishop Auckland DL14 8SH

Get instant cash flow of **£485** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



James Terrace,
Coronation, Bishop
Auckland DL14 8SH

203674493



Property Key Features

3 bedroom

1 bathroom

**Spacious Dining Room &
Kitchen**

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £485

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £82,000 and borrowing of £61,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 82,000.00

25% Deposit	£20,500.00
SDLT Charge	£2,460
Legal Fees	£1,000.00
Total Investment	£23,960.00

Projected Investment Return



The monthly rent of this property is currently set at £485 per calendar month but the potential market rent is

£ 700

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.



Returns Based on Rental Income	£485	£700
Mortgage Payments on £61,500.00 @ 5%	£256.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£48.50	£70.00
Total Monthly Costs	£319.75	£341.25
Monthly Net Income	£165.25	£358.75
Annual Net Income	£1,983.00	£4,305.00
Net Return	8.28%	17.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,905.00**
Adjusted To

Net Return **12.12%**

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

Annual Net Income **£3,075.00**
Adjusted To

Net Return **12.83%**

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 £80,000.



£80,000

3 bedroom terraced house for sale

James Terrace, Bishop Auckland, County Durham, DL14

+ Add to report

CURRENTLY ADVERTISED

Attention Investors- Tenants in situ. Readysteadysold are proud to present this 3 bed terraced pr...

SOLD PRICE HISTORY

16 Apr 2008	£95,000
16 Jan 2008	£60,000



£77,500

2 bedroom terraced house for sale

JAMES TERRACE, CORONATION

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

IDEAL FIRST TIME BUY | NO CHAIN | GARAGE | ATTRACTIVE REAR GARDEN | WELL PRESENTED | EPC RATING - D

SOLD PRICE HISTORY

31 Jul 2023	£76,000
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Marketed from 15 Dec 2022 to 31 Jul 2023 (228 days) by Downen, Bishop Auckland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

3 bedroom house

Fordham Court, Bishops Auckland, D14

+ Add to report

NO LONGER ADVERTISED LET AGREED

Car Park Space | Dishwasher | Washing/Drying Machine | Fridge/Freezer | Modern Kitchen | Carpets ...

Marketed from 12 Mar 2024 to 15 Mar 2024 (3 days) by Simple Life, Bishops Park II



£950 pcm

3 bedroom detached house

Flambard Drive, Bishop Auckland, DL14 7GG

+ Add to report

NO LONGER ADVERTISED LET AGREED

THREE BEDROOMS | DETACHED | CORNER PLOT | GAS CENTRAL HEATING | UNFURNISHED | DRIVEWAY AND GARAGE...

SOLD PRICE HISTORY

1 Mar 2019	£180,000
18 Jun 2003	£141,750
26 Jul 2002	£110,000

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.



 www.letproperty.co.uk

James Terrace, Coronation, Bishop
Auckland DL14 8SH

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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