

LET PROPERTY PACK

INVESTMENT INFORMATION

Bertha Street, Consett,
DH8 5DZ

210766804

 www.letproperty.co.uk





Property Description

Our latest listing is in Bertha Street, Consett, DH8 5DZ

Get instant cash flow of **£500** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£574** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Consett , it will make for a reliable long term investment for an investor.

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



Bertha Street, Consett,
DH8 5DZ

210766804



Property Key Features

2 Bedroom

1 Bathroom with 2 Ensuite

Modern Interior

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £500

Market Rent: £574

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£2,910
Legal Fees	£1,000.00
Total Investment	£28,160.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 574



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	£500	£574
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£57.40
Total Monthly Costs	£368.13	£375.53
Monthly Net Income	£131.88	£198.48
Annual Net Income	£1,582.50	£2,381.70
Net Return	5.62%	8.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,233.70**
Adjusted To

Net Return **4.38%**

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


Annual Net Income **£926.70**
Adjusted To

Net Return **3.29%**

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 £90,000.



2 bedroom terraced house for sale

+ Add to report

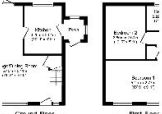
Castledene Road, Delves, Consett, Durham, DH8 7HQ

CURRENTLY ADVERTISED

Marketed from 24 Sep 2024 by Pattinson Estate Agents, Consett

Two bedroom semi detached property | lounge/Dining room | Gas Central Heating & Double Glazed | F...

£90,000




View floor plan

Sold price history:

Date	Price (£)
07/09/2007	£91,500
24/02/2005	£65,000

EPC: View

(Approx.) Sqft: 850 sq ft Price (£) per sqft: £105.84



2 bedroom terraced house for sale

+ Add to report

Alexandra Street, Consett, County Durham, DH8

CURRENTLY ADVERTISED **SOLD STC**


Marketed from 30 Aug 2024 by Reeds Rains, Consett

Two Bedrooms | Mid-Terrace | Open Plan Lounge/Kitchen | EPC GRADE C | COUNCIL TAX BAND A | Yard |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house + Add to report

Edith Street, Consett, Durham, DH8

NO LONGER ADVERTISED **LET AGREED**

Marketed from 11 Apr 2024 to 3 May 2024 (22 days) by YOUR MOVE Chris Stonock Lettings, Consett

£600 pcm


Two bedroom mid-terrace house | Town Centre location | Available Now | Unfurnished | Council Tax ...

Sold price history: View

07/07/2006	£82,250
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EPC: View

(Approx.) Sqft: **915 sq ft** Price (£) per sqft: **£0.66**



2 bedroom terraced house + Add to report

Emma Street, Consett, Durham, DH8

NO LONGER ADVERTISED **LET AGREED**

Marketed from 22 Feb 2024 to 23 Apr 2024 (61 days) by YOUR MOVE Chris Stonock Lettings, Consett

£600 pcm

Available Now | Recently Refurbished | Two Double Bedrooms | Off Street Parking | Modern Through

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**

 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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