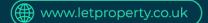


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Braithwaite Street, Bishop Auckland, DL14

211680347











### **Property Description**

Our latest listing is in Braithwaite Street, Bishop Auckland, DL14

Get instant cash flow of £950 per calendar month with a 7.7% Gross Yield for investors.

This property has a potential to rent for £1,576 which would provide the investor a Gross Yield of 12.7% 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...







Braithwaite Street, Bishop Auckland, DL14



4 Bedrooms

1 Bathroom

**Good Condition** 

**Spacious Lounge** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £950** 

Market Rent: £1,576

## Lounge









## Kitchen









## **Bedrooms**









## Bathroom





## **Exterior**







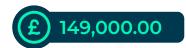
## **Initial Outlay**





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,250.00** 

SDLT Charge £7,930

Legal Fees £1,000.00

Total Investment £46,180.00

## **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 £950 per calendar month but the potential market rent is



Returns Based on Rental Income	£950	£1,576
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£95.00	£157.60
Total Monthly Costs	£575.63	£638.23
Monthly Net Income	£374.38	£937.78
Annual Net Income	£4,492.50	£11,253.30
Net Return	9.73%	<b>24.37</b> %

### Return Stress Test Analysis Report





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

£8,101.30

Annual Net Income

Adjusted To

Net Return

17.54%

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

Annual Net Income

£9,018.30

Adjusted To

Net Return

19.53%

### 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 £179,950.





4 bedroom town house for sale

+ Add to report

Etherley Lane, Bishop Auckland, DL14

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Oct 2024 to 21 Mar 2025 (145 days) by REA Estates, Bishop Auckland - Sales

£175,000

### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

#### 4 bedroom detached house

Pollards Drive, Bishop Auckland

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2023 to 1 Dec 2023 (19 days) by Hunters, Bishop Auckland



£1,600 pcm

#### 3 bedroom terraced house

West Road, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 22 Mar 2025 to 15 May 2025 (54 days) by OpenRent, London

+ Add to report

+ Add to report

### **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?

Call us on **0141 478 0985** 



Braithwaite Street, Bishop Auckland, DL14



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.