

LET PROPERTY PACK

INVESTMENT INFORMATION

Queen Street, Birtley DH3
1EB

213498025

 www.letproperty.co.uk





Property Description

Our latest listing is in Queen Street, Birtley DH3 1EB

Get instant cash flow of **£550** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£711** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

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

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



Queen Street, Birtley DH3
1EB

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £711

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is



£ 711

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	£550	£711
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£71.10
Total Monthly Costs	£357.50	£373.60
Monthly Net Income	£192.50	£337.40
Annual Net Income	£2,310.00	£4,048.80
Net Return	8.63%	15.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,626.80**
Adjusted To

Net Return **9.82%**

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

Annual Net Income **£2,668.80**
Adjusted To

Net Return **9.97%**

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 £100,000.



3 bedroom end of terrace house for sale [+ Add to report](#)

Courtney Drive, Pelton, Chester Le Street, Durham, DH2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Dec 2024 to 19 Dec 2024 (16 days) by Reeds Rains, Chester le Street

For Sale by Modern Auction – T & C's apply | Subject to Reserve Price | Buyers fees apply | EPC G...

£100,000

Sold price history: [View](#)

06/01/2014	£85,500
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EPC: [View](#)

(Approx.) Sqft: **883 sq ft** Price (£) per sqft: **£113.30**



3 bedroom terraced house for sale [+ Add to report](#)

Lingcrest, Beacon Lough East Estate, Gateshead, NE9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Nov 2024 to 13 Dec 2024 (15 days) by YOUR MOVE Chris Stonock, Low Fell

Three Bed Mid Terraced House | Close To Local Amenities And Transport Links | Perfect choice for ...

£100,000



Sold price history: [View](#)

29/10/2021	£55,000
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Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.

 £800 pcm	<h3>3 bedroom terraced house</h3> <p>Seaham Gardens, Wrekenton</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 9 Jul 2024 to 28 Jul 2024 (18 days) by Andrew Craig, Low Fell</p> <p>Unfurnished Mid Terraced House Close to Shops, Schools & Local Amenities Spacious Lounge/Dini...</p> <p> EPC: View</p> <p>(Approx.) Sqft: 818 sq ft Price (£) per sqft: £0.98</p>	+ Add to report
 £800 pcm	<h3>3 bedroom end of terrace house</h3> <p>Millbeck Gardens, Gateshead, Tyne And Wear, NE9</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 6 Jul 2024 to 15 Aug 2024 (40 days) by Belle Vue Estates, Low Fell</p> <p>END TERRACED HOUSE THREE BEDROOMS WELL PRESENTED THROUGHOUT MODERN FITTED KITCHEN / DINER ...</p> <p> Sold price history: View</p> <p>05/07/2024 £93,000</p>	+ 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**

 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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