


LET PROPERTY PACK

INVESTMENT INFORMATION

Coronation Terrace,
Hunwick, DL15

213645383

 www.letproperty.co.uk





Property Description

Our latest listing is in Coronation Terrace, Hunwick, DL15

Get instant cash flow of **£400** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Coronation Terrace,
Hunwick, DL15

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

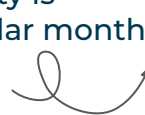
£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is



£ 550

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	£400	£550
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£55.00
Total Monthly Costs	£289.38	£304.38
Monthly Net Income	£110.63	£245.63
Annual Net Income	£1,327.50	£2,947.50
Net Return	5.65%	12.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,847.50**
Adjusted To

Net Return **7.86%**

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



Annual Net Income **£1,822.50**
Adjusted To

Net Return **7.76%**

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.

 <p>£80,000</p>	<p>3 bedroom terraced house for sale</p> <p>CORONATION TERRACE, HUNWICK, Bishop Auckland, DL15 0LN</p> <p>NO LONGER ADVERTISED UNDER OFFER</p> <p>Marketed from 5 Aug 2021 to 19 Jun 2022 (318 days) by Downen, Bishop Auckland</p> <p>+ Add to report</p>
 <p>£75,000</p>	<p>2 bedroom terraced house for sale</p> <p>Coronation Terrace, Hunwick, Crook</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 12 Apr 2023 to 1 Sep 2023 (142 days) by Robinsons, Crook</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom bungalow

+ Add to report

Greenways, Sunnybrow

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Oct 2024 to 20 Nov 2024 (36 days) by Venture Properties, Crook



£595 pcm

2 bedroom semi-detached house

+ Add to report

Green Rising, Hunwick

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2024 to 13 Aug 2024 (25 days) by Venture Properties, Crook

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.



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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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