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LET PROPERTY PACK

INVESTMENT INFORMATION

Short Street, Bishop Auckland, DL14 6BN

214581216

www.letproperty.co.uk





Property Description

Our latest listing is in Short Street, Bishop Auckland, DL14 6BN

Get instant cash flow of $\pounds400$ per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £519 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR®PERTY





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2 Bedrooms Factor Fees: TBC

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £400 Market Rent: £519







Kitchen





Bedrooms







Bathroom





Exterior



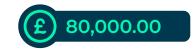






Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

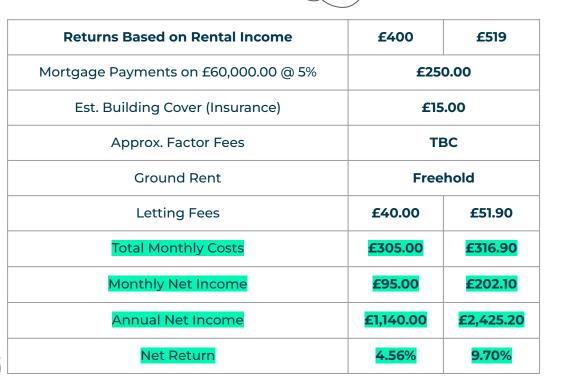
ASSUMED PURCHASE PRICE



25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return

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









Return Stress Test Analysis Report





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

Annual Net Income **£1,387.20** Adjusted To

Net Return 5.55%

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

Annual Net Income **£1,225.20** Adjusted To

Net Return 4.90%

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 £85,000.



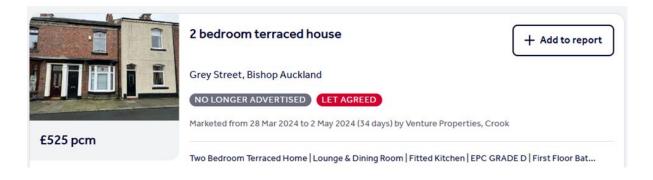




Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.







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.

