

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cockton Hill Road, Bishop  
Auckland, DL14 6HS

214581549

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cockton Hill Road, Bishop Auckland, DL14 6HS

Get instant cash flow of **£650** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.7%** 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...



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Commercial Property**

**Large Office**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £1,000**



# Kitchen



# Bedrooms / Office





# Bathroom



# Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit **£38,750.00**

SDLT Charge **£7,750**

Legal Fees **£1,000.00**

**Total Investment £47,500.00**



# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£1,000



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	£650	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£564.38	£599.38
Monthly Net Income	£85.63	£400.63
Annual Net Income	£1,027.50	£4,807.50
Net Return	2.16%	10.12%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,807.50**  
Adjusted To

Net Return                      **5.91%**

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

Annual Net Income      **£2,482.50**  
Adjusted To

Net Return                      **5.23%**

# 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 £165,000.



£165,000

## 3 bedroom terraced house for sale

+ Add to report

Auckland Road, Bishop Auckland, County Durham, DL14

CURRENTLY ADVERTISED

SOLD STC

Marketed from 5 Sep 2024 by J W Wood, Bishop Auckland

Stunning Mews House | Three Double Bedrooms - Master With En suite Shower room | Parking Space | ...



£160,000

## 3 bedroom terraced house for sale

+ Add to report

Cleveland Avenue, Bishop Auckland, Co Durham, DL14

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Aug 2023 to 22 Mar 2024 (218 days) by Ryan James Estate Agents, Bishop Auckland

Ryan James is delighted to present to the market this double-fronted mid-link three-bedroom prope...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom terraced house

+ Add to report

Staindrop Road, West Auckland

NO LONGER ADVERTISED

Marketed from 12 Feb 2024 to 22 Apr 2024 (69 days) by Venture Properties, Crook

Two/Three Bedroom Period Home | Large Gardens | Double Detached Garage | EPC GRADE TBC | Utility ...



£1,150 pcm

## 3 bedroom terraced house

+ Add to report

Barlow Street, Darlington, Durham, DL3

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 6 Sep 2024 (94 days) by Your Move, Darlington

WEST END LOCATION | AVAILABLE JULY | MUST BE VIEWED | COUNCIL TAX B | EPC GRADE D

# 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: **2 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.



**LETPROPERTY**