

LET PROPERTY PACK

INVESTMENT INFORMATION

South Street, Sunnybrow
Crook DL15

214692936

 www.letproperty.co.uk





Property Description

Our latest listing is in South Street, Sunnybrow Crook DL15

Get instant cash flow of **£500** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **7.7%** 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...



South Street, Sunnybrow
Crook DL15

214692936



Property Key Features

2 Bedrooms

1 Bathroom

Modern Lounge and Kitchen

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £500

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000

25% Deposit	£21,500.00
SDLT Charge	2580
Legal Fees	£1,000.00
Total Investment	£25,080.00

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 £500 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£500	£550
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£333.75	£338.75
Monthly Net Income	£166	£211
Annual Net Income	£1,995	£2,535
Net Return	7.95%	10.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,435**
Adjusted To

Net Return **5.72%**

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

Annual Net Income **£1,245**
Adjusted To

Net Return **4.96%**

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 £75,000.



£75,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

WELLS GROVE, WILLINGTON

NO LONGER ADVERTISED

Marketed from 15 Dec 2022 to 19 Dec 2022 (3 days) by Downen, Bishop Auckland



£50,000

2 bedroom semi-detached house for sale

[+ Add to report](#)

Wareham Way, Sunnybrow, Crook, Durham, DL15 0NG

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Nov 2022 to 18 Jan 2023 (51 days) by Pattinson Estate Agents, Auction

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

Property

+ Add to report

Canterbury Crescent, Willington, Crook

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Sep 2023 to 6 Nov 2023 (51 days) by Let Direct NE Ltd, Gateshead



£475 pcm

2 bedroom terraced house

+ Add to report

South Street, Sunnybrow, DL15 0NH

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Dec 2022 to 13 Oct 2023 (309 days) by Rent UK Property Services, Middlesbrough

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.



www.letproperty.co.uk

South Street, Sunnybrow Crook DL15

214692936

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