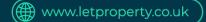


LET PROPERTY PACK

INVESTMENT INFORMATION

Sunnydale, Shildon, DL4

214893027











Property Description

Our latest listing is in Sunnydale, Shildon, DL4

Get instant cash flow of £600 per calendar month with a 7.8% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Sunnydale, Shildon, DL4



4 Bedrooms

1 Bathroom

Spacious Lounge

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

214893027

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





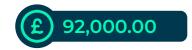
Initial Outlay





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



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

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 £600 per calendar month.

Returns Based on Rental Income	£600
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£60.00
Total Monthly Costs	£362.50
Monthly Net Income	£237.50
Annual Net Income	£2,850.00
Net Return	9.97%

Return Stress Test Analysis Report





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

Annual Net Income

£1,650.00

Adjusted To

Net Return

5.77%

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

Annual Net Income

£1,470.00

Adjusted To

Net Return

5.14%

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 £89,950.



3 bedroom house for sale

+ Add to

Brancepeth Place, Shildon

NO LONGER ADVERTISED SOLD STC

Marketed from 12 Apr 2023 to 26 Aug 2023 (135 days) by Robinsons, Bishop Auckland





3 bedroom terraced house for sale



Sunnydale, Shildon, Durham, DL4

NO LONGER ADVERTISED SOLD STC



Marketed from 28 Aug 2024 to 14 Dec 2024 (107 days) by Ryan James Estate Agents, Bishop Aucl

£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at Let Property Management.



£1,400 pcm

4 bedroom detached house

+ Add to report

Grange Hill Farm Grange Hill, Bishop Auckland

NO LONGER ADVERTISED

Marketed from 18 Jul 2024 to 31 Jul 2024 (13 days) by Hunters, Bishop Auckland



£1,300 pcm

4 bedroom detached house

Add to report

Kellaw Close, Bishop Auckland

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Feb 2025 to 31 Mar 2025 (41 days) by Robinsons, Bishop Auckland

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.





Interested in this property investment?

Call us on **0141 478 0985**

Sunnydale, Shildon, DL4



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.