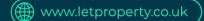


LET PROPERTY PACK

INVESTMENT INFORMATION

Chapel Place, DL14

217104962









Property Description

Our latest listing is in Chapel Place, DL14

Get instant cash flow of £350 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for £485 which would provide the investor a Gross Yield of 6.8% if the rent was increased to market rate.

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...







Chapel Place, DL14



2 bedrooms

2 bathrooms

Ensuite

Well Maintained Property

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £350

Market Rent: £485

Lounge









Kitchen







Bedrooms









Bathroom









Initial Outlay





Figures based on assumed purchase price of £85,100.00 and borrowing of £63,825.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£21,275.00**

SDLT Charge £4,255

Legal Fees £1,000.00

Total Investment £26,530.00

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 £350 per calendar month but the potential market rent is

Returns Based on Rental Income	£350	£485
Mortgage Payments on £63,825.00 @ 5%	£265.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£35.00	£48.50
Total Monthly Costs	£315.94	£329.44
Monthly Net Income	£34.06	£155.56
Annual Net Income	£408.75	£1,866.75
Net Return	1.54%	7.04%

Return Stress Test Analysis Report





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

£896.75

Annual Net Income

. . .

Adjusted To

Net Return

3.38%

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

Annual Net Income

£590.25

Adjusted To

Net Return

2.22%

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 £110,000.





2 bedroom end of terrace house for sale

+ Add to report

Hillside Road, Coundon, Bishop Auckland, DL14

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Dec 2024 to 4 Apr 2025 (104 days) by J W Wood, Bishop Auckland

Officed to the resident with recommendation. This members of a few homeowns community 2022 by Box

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £565 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

+ Add to report

Church Street, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 14 Jun 2023 to 18 Sep 2023 (95 days) by OpenRent, London

£565 pcm

No Agent Fees | Students Can Enquire | Property Reference Number: 1735498



2 bedroom end of terrace house

+ Add to report

Wharton Street, Bishop Auckland

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Mar 2024 to 1 Jul 2024 (96 days) by Galaxy Letts Ltd, Peterlee

£550 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**

Chapel Place, DL14



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.