

LET PROPERTY PACK

INVESTMENT INFORMATION

Arthur Street, DL17

217426900

 www.letproperty.co.uk





Property Description

Our latest listing is in Arthur Street, DL17

Get instant cash flow of **£450** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.7%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Private Garden (back only)

Street Parking

Factor Fees: tbc

Ground Rent: tbc

Lease Length: Freehold

Current Rent: £450

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £86,250.00 and borrowing of £64,687.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,250.00

25% Deposit £21,562.50

SDLT Charge £4,313

Legal Fees £1,000.00

Total Investment £26,875.00

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 £450 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£450	£700
Mortgage Payments on £64,687.50 @ 5%	£269.53	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£45.00	£70.00
Total Monthly Costs	£329.53	£354.53
Monthly Net Income	£120.47	£345.47
Annual Net Income	£1,445.63	£4,145.63
Net Return	5.38%	15.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,745.63**
Adjusted To

Net Return **10.22%**

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

Annual Net Income **£2,851.88**
Adjusted To

Net Return **10.61%**

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 £95,000.



£95,000

3 bedroom terraced house for sale

Albert Street, Chilton, Ferryhill, Durham, DL17

CURRENTLY ADVERTISED

Marketed from 2 May 2025 by Reeds Rains, Durham City

+ Add to report



£92,500

3 bedroom terraced house for sale

Prospect Terrace, Chilton, Ferryhill

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Aug 2023 to 30 Oct 2023 (70 days) by Robinsons, Spennymoor

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom terraced house

Opal Avenue, Chilton, Ferryhill, County Durham, DL17

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jan 2025 to 31 Jan 2025 (18 days) by Reeds Rains, Durham City

+ Add to report



£575 pcm

3 bedroom terraced house

Albert Street, Chilton, Ferryhill, Durham, DL17

CURRENTLY ADVERTISED

Marketed from 25 Apr 2025 by Reeds Rains, Durham City

+ Add to report

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**



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.



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