

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Milbank Terrace, Wingate,  
TS28

218185592

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





## Property Description

Our latest listing is in Milbank Terrace, Wingate, TS28

Get instant cash flow of **£400** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£540** 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...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Garden Ground Space**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £400**

**Market Rent: £540**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00



# Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 540

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£400	£540
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£54.00
Total Monthly Costs	£351.88	£365.88
Monthly Net Income	£48.13	£174.13
Annual Net Income	£577.50	£2,089.50
Net Return	1.96%	7.08%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,009.50**  
Adjusted To

Net Return                      **3.42%**

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

Annual Net Income      **£664.50**  
Adjusted To

Net Return                      **2.25%**

# 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.



£89,950

## 3 bedroom terraced house for sale

+ Add to report

Milbank Terrace, Station Town, Wingate, Durham, TS28 5EF

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 May 2024 to 23 Aug 2024 (84 days) by Pattinson Estate Agents, Peterlee



£74,955

## 2 bedroom terraced house for sale

+ Add to report

Milbank Terrace, Wingate, TS28

NO LONGER ADVERTISED

Marketed from 28 May 2021 to 14 Jun 2021 (16 days) by Strike, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 2 bedroom semi-detached house

Dormand Court, Wingate, TS28

NO LONGER ADVERTISED

Marketed from 8 Mar 2025 to 15 Mar 2025 (7 days) by OpenRent, London

+ Add to report



£675 pcm

## 2 bedroom semi-detached house

Dormand Court, Wingate, TS28

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 29 Jul 2024 (4 days) by OpenRent, London

+ 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**



Current term of tenancy: **3 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**