

LET PROPERTY PACK

INVESTMENT INFORMATION

West Street, Grange Villa,
Chester-Le-Street, DH2
3LP

219732062

 www.letproperty.co.uk





Property Description

Our latest listing is in West Street, Grange Villa, Chester-Le-Street, DH2 3LP

Get instant cash flow of **£325** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£537** which would provide the investor a Gross Yield of **12.89%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



West Street, Grange Villa,
Chester-Le-Street, DH2
3LP

219732062



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £325

Market Rent: £537

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 58,000

SDLT Charge £2,900

Legal Fees £1,000

Total Investment £61,900

Projected Investment Return



The monthly rent of this property is currently set at £325 per calendar month but the potential market rent is

£ 537

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



Returns Based on Rental Income	£325	£537
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£32.50	£53.70
Total Monthly Costs	£47.50	£68.70
Monthly Net Income	£277.50	£468.30
Annual Net Income	£3,330.00	£5,619.60
Net Return	5.38%	9.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,546**
Adjusted To

Net Return **7.34%**

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 £64,950.



£64,950

2 bedroom terraced house for sale

+ Add to report

Thomas Street, Craghead, Stanley

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Sep 2024 to 25 Nov 2024 (79 days) by David Bailes, Stanley

Two-bedroom terraced house. | Available with no upper chain. | Conservatory & rear extension. | F...



£62,000

2 bedroom terraced house for sale

+ Add to report

Provident Street, Pelton, Chester Le Street

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 to 26 Nov 2024 (84 days) by Robinsons, Chester Le Street

NO CHAIN | GARDEN | LARGE YARD WITH GATED ACCESS | SUNNY REAR YARD | SPACIOUS PROPERTY | TWO BEDR...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

2 bedroom terraced house

Roseberry Street, Beamish, Stanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2025 to 13 May 2025 (31 days) by NGU HOMES, Gateshead

Refurbished Two Bedroom Terraced House | Large Kitchen with Integrated Oven & Hob | Wood Burner S...

+ Add to report



£575 pcm

2 bedroom terraced house

Pine Street, Grange Villa

CURRENTLY ADVERTISED

LET AGREED

Marketed from 25 Jun 2025 by Safe & Secure Properties, Houghton Le Spring

Two Bedrooms | Mid-Terraced House | Available Immediately | Close To Local Amenities | Unfurnish...

+ 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: **9 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

West Street, Grange Villa,
Chester-Le-Street, DH2 3LP

PROPERTY ID: 12345678

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