

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Houghton Le
Spring, DH5 8AS

217415979

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Street, Houghton Le Spring, DH5 8AS

Get instant cash flow of **£500** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£578** which would provide the investor a Gross Yield of **8.67%** 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...



Henry Street, Houghton
Le Spring, DH5 8AS

217415979



Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £578

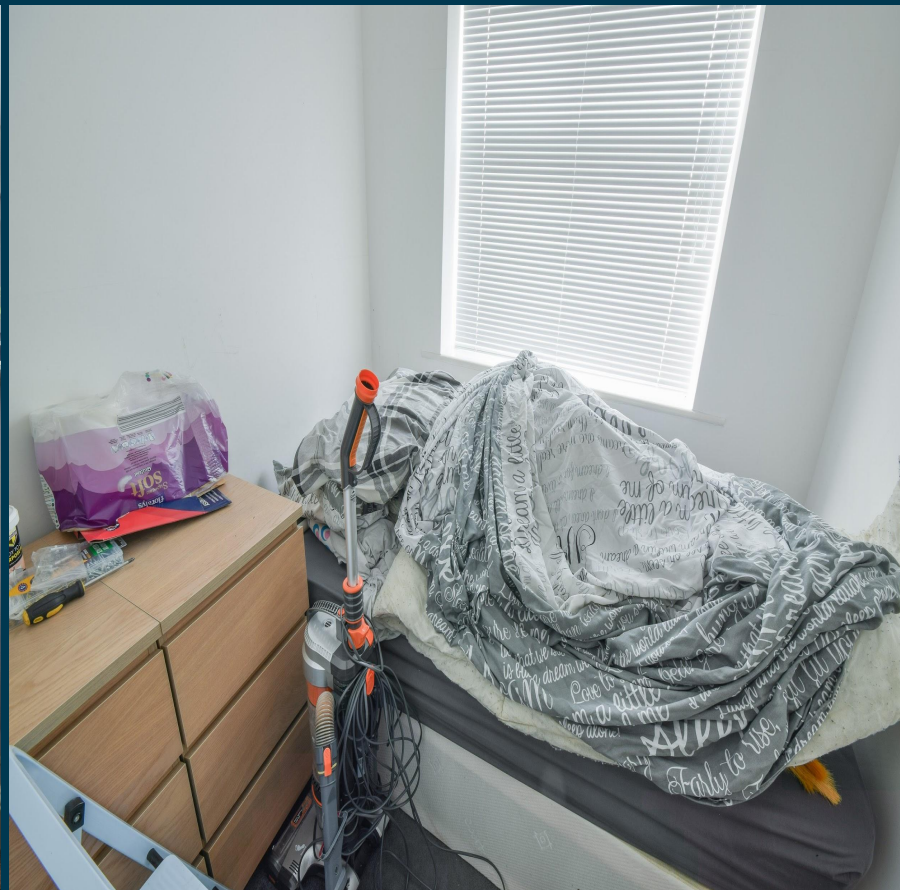
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



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



Returns Based on Rental Income	£500	£578
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£57.80
Total Monthly Costs	£352.50	£360.30
Monthly Net Income	£147.50	£217.70
Annual Net Income	£1,770.00	£2,612.40
Net Return	6.19%	9.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,456.40**
Adjusted To

Net Return **5.09%**

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

Annual Net Income **£1,232.40**
Adjusted To

Net Return **4.31%**

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 £99,950.



£99,950

2 bedroom terraced house for sale

+ Add to report

Marne Street , Shiney Row, Houghton Le Spring

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2024 to 22 May 2025 (328 days) by Safe & Secure Properties, Houghton Le Spring

Two Bedrooms | Mid Terraced House | Gas Central Heating & Double Glazing | Loft Space Previously ...



£95,000

2 bedroom terraced house for sale

+ Add to report

Oak Street, Houghton Le Spring, Durham, DH4

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2024 to 4 Aug 2025 (221 days) by YOUR MOVE Chris Stonock, Houghton Le Spring

2 Bedroom Mid Terrace House | No Upward Chain | Extras Available by Negotiation | Approx. 86SqM -...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom terraced house

+ Add to report

Houghton Road, Hetton-le-Hole, Houghton Le Spring

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 26 Nov 2024 (68 days) by Safe & Secure Properties, Houghton Le Spring

Mid Terraced House | Two Bedrooms | Available Immediately | Yard to Rear | Ideal for a Variety of...



£636 pcm

2 bedroom terraced house

+ Add to report

Greeve Mews, Newbottle, County Durham, DH4

NO LONGER ADVERTISED

Marketed from 3 Jul 2020 to 8 Apr 2025 (1740 days) by Karbon Homes, Karbon Homes

Rent to Buy | Modern Home | Parking | Garden

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.



www.letproperty.co.uk

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8AS

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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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