

LET PROPERTY PACK

INVESTMENT INFORMATION

Lowland Road, Brandon, DH7

220249600











Property Description

Our latest listing is in Lowland Road, Brandon, DH7

Get instant cash flow of £600 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £1,027 which would provide the investor a Gross Yield of 11.7% 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...







Lowland Road, Brandon, DH7



2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 134 years

Current Rent: £600

Market Rent: £1,027

220249600

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









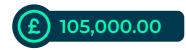
Initial Outlay





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£26,250.00**

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £32,500.00

Projected Investment Return





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

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

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Returns Based on Rental Income	£600	£1,027
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£60.00	£102.70
Total Monthly Costs	£403.13	£445.83
Monthly Net Income	£196.88	£581.18
Annual Net Income	£2,362.50	£6,974.10
Net Return	7.27 %	21.46 %

Return Stress Test Analysis Report





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

Annual Net Income

£4,920.10

Adjusted To

Net Return

15.14%

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

Annual Net Income

£5,399.10

Adjusted To

Net Return

16.61%

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.



2 bedroom flat for sale

+ Add to re

St. Andrews Square Lowland Road, Brandon, Durham, DH7

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Mar 2022 to 22 Jul 2022 (134 days) by YOUR MOVE Chris Stonock, Durham



£95,000

£80,000

2 bedroom apartment for sale

+ Add to report

St. Andrews Square, Lowland Road, Durham, DH7

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2024 to 21 Mar 2025 (134 days) by Reeds Rains, Durham City

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Lowes Rise, Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 1 Feb 2024 (30 days) by Bridgfords Lettings, Durham

£1,100 pcm

2 bedroom flat

+ Add to report

NO LONGER ADVERTISED

Roundhaven, Durham, DH1 3TX

LET AGREED

£1,000 pcm

Marketed from 3 Jul 2025 to 18 Aug 2025 (46 days) by Bridgfords Lettings, Durham

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: **Moved in** within the last 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**

Lowland Road, Brandon, DH7



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.