

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mildred Street, Houghton  
Le Spring, DH5

216015383

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





## Property Description

Our latest listing is in Mildred Street, Houghton Le Spring, DH5

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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**

**Spacious Lounge and Kitchen**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

# Projected Investment Return



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



Returns Based on Rental Income	£750
Mortgage Payments on £67,500.00 @ 5%	£281.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.00
<b>Total Monthly Costs</b>	<b>£371.25</b>
<b>Monthly Net Income</b>	<b>£378.75</b>
<b>Annual Net Income</b>	<b>£4,545.00</b>
<b>Net Return</b>	<b>16.23%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,045.00**  
Adjusted To

Net Return                      **10.88%**

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

Annual Net Income      **£3,195.00**  
Adjusted To

Net Return                      **11.41%**

# 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.



£94,999

## 3 bedroom terraced house for sale

+ Add to report

Houghtonside, Houghton Le Spring, Tyne and Wear, DH4 4BW

NO LONGER ADVERTISED

Marketed from 16 Nov 2021 to 22 Nov 2021 (5 days) by Pattinson Estate Agents, Houghton Le Spring



£75,000

## 2 bedroom terraced house for sale

+ Add to report

Wheler Street, Houghton le Spring, Tyne and Wear, DH4 5AD

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jun 2025 by Kimmitt and Roberts, Houghton Le Spring

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 3 bedroom terraced house

+ Add to report

Stanley Street, Houghton Le Spring, DH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 22 May 2025 (20 days) by Copeland Residential, Chester Le Street



£650 pcm

## 2 bedroom terraced house

+ Add to report

Baker Street, Houghton le Spring, DH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 15 Jul 2025 (13 days) by Sarah Mains Residential Sales and Lettings, Low Fell

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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**