

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Addison Street, Crook, DL15

222406596











#### **Property Description**

Our latest listing is in Addison Street, Crook, DL15

Get instant cash flow of £500 per calendar month with a 8.7% Gross Yield for investors.

This property has a potential to rent for £561 which would provide the investor a Gross Yield of 9.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Addison Street, Crook, DL15



## **Property Key Features**

2 bedrooms

1 bathroom

**Spacious Rooms** 

**Good condition** 

Factor Fees: £102.59 pm

Ground Rent: £4.16 pm

Lease Length: 982 years

**Current Rent: £500** 

Market Rent: £561

222406596

## Lounge







## Kitchen







### **Bedrooms**









## Bathroom





## **Exterior**









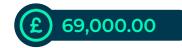
#### **Initial Outlay**





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£17,250.00** 

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

#### **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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£561
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£102.59	
Ground Rent	£4.16	
Letting Fees	£50.00	£56.10
Total Monthly Costs	£387.38	£393.48
Monthly Net Income	£112.63	£167.53
Annual Net Income	£1,351.50	£2,010.30
Net Return	6.23%	9.26%

#### **Return Stress Test Analysis** Report





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

£888.30

Annual Net Income

**Adjusted To** 

4.09%

Net Return

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

Annual Net Income

£1,025.22

Adjusted To

Net Return

4.72%

#### 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 £70,000.



£70,000

£69,950

#### 2 bedroom maisonette for sale

Hope Street, Crook

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Robinsons, Crook



2 bedroom town house for sale

EMMERSON HOUSE, CROOK, Bishop Auckland, DL15 8NG

NO LONGER ADVERTISED

Marketed from 18 Aug 2021 to 19 Oct 2021 (62 days) by Dowen, Bishop Auckland

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



#### 2 bedroom house

Bishop Auckland

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 17 Oct 2025 by Littleboy Estates, Wakefield





#### a transport

£745 pcm

#### 2 bedroom flat

Briar Avenue, Durham, County Durham, DH7

CURRENTLY ADVERTISED

Marketed from 26 Aug 2025 by The Thirteen Group, The Thirteen Group

#### **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: Yes



Current term of tenancy: 2 year+



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** 



Addison Street, Crook, DL15



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.