

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Andrews Square, Brandon, Durham DH7

222852960











Property Description

Our latest listing is in St. Andrews Square, Brandon, Durham DH7

Get instant cash flow of £500 per calendar month with a 8.0% Gross Yield for investors.

This property has a potential to rent for £625 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...







St. Andrews Square, Brandon, Durham DH7



2 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £137.58 pm

Ground Rent: Leasehold

Lease Length: 134 years

Current Rent: £500

Market Rent: £625

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Lounge









Kitchen







Bedrooms





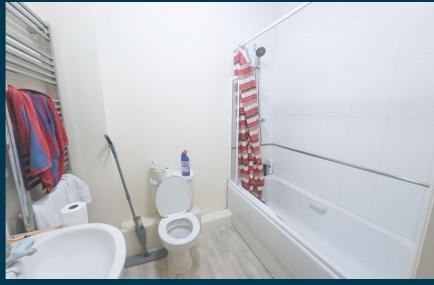




Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£18,750.00**

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

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 £500 per calendar month but the potential market rent is



Returns Based on Rental Income	£500	£625
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£137.58	
Ground Rent	Leasehold	
Letting Fees	£50.00	£62.50
Total Monthly Costs	£436.96	£449.46
Monthly Net Income	£63.05	£175.55
Annual Net Income	£756.54	£2,106.54
Net Return	3.22%	8.96%

Return Stress Test Analysis Report





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

Annual Net Income

£856.54

Adjusted To

Net Return

3.64%

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

Annual Net Income

£981.54

Adjusted To

Net Return

4.18%

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 £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

£80,000



+ Add to report

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

NO LONGER ADVERTISED

Marketed from 11 Feb 2025 to 20 Jun 2025 (128 days) by Reeds Rains, Durham City

£70,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

St. Andrews Square, Lowland Road, Brandon, DH7

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Mar 2024 to 30 May 2024 (71 days) by J W Wood, Durham City



2 bedroom apartment

+ Add to report

St Andrews Square, Lowlands Road, Brandon, DH7

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 May 2023 to 18 Jul 2023 (61 days) by Ben Charles, Durham

£500 pcm

£625 pcm

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 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**



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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.

