

LET PROPERTY PACK

INVESTMENT INFORMATION

Rectory Road, Houghton
Le Spring, DH5 9HG

227690480

 www.letproperty.co.uk





Property Description

Our latest listing is in Rectory Road, Houghton Le Spring, DH5 9HG

Get instant cash flow of **£595** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£808** which would provide the investor a Gross Yield of **12.9%** 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...



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Le Spring, DH5 9HG

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £808

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge **£3,750**

Legal Fees **£1,000**

Total Investment **£79,750**

Projected Investment Return



The monthly rent of this property is currently set at £595.00 per calendar month but the potential market rent is

£ 808



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

Returns Based on Rental Income	£595.00	£808.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£80.80
Total Monthly Costs	£74.50	£95.80
Monthly Net Income	£520.50	£712.20
Annual Net Income	£6,246.00	£8,546.40
Net Return	7.83%	10.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,930**
Adjusted To

Net Return **8.69%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

+ Add to report

Springwell Terrace, Hetton-le-hole, Houghton Le Spring, Tyne And Wear, DH5 0BB

NO LONGER ADVERTISED

Marketed from 19 Jun 2025 to 9 Jul 2025 (19 days) by Kimmitt and Roberts, Houghton Le Spring



£79,950

2 bedroom house for sale

+ Add to report

Claude Street, Hetton-Le-Hole, Houghton Le Spring

CURRENTLY ADVERTISED

Marketed from 29 Jun 2026 by Janine Hegarty Bell Estate Agents, Houghton Le Spring

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £835 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom terraced house

+ Add to report

Houghton Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2025 to 20 Feb 2026 (120 days) by YOUR MOVE Chris Stonock Lettings, Houghton Le Spring



£795 pcm

2 bedroom terraced house

+ Add to report

Springwell Terrace, Hetton-Le-Hole, Houghton Le Spring, Tyne And Wear, DH5

CURRENTLY ADVERTISED

Marketed from 25 Jun 2026 by YOUR MOVE Chris Stonock Lettings, Houghton Le Spring

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: **5 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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9HG

PROPERTY ID: 12345678

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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