

LET PROPERTY PACK

INVESTMENT INFORMATION

Angus, Chester Le Street,
DH2

227352334

 www.letproperty.co.uk





Property Description

Our latest listing is in Angus, Chester Le Street, DH2

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£966** which would provide the investor a Gross Yield of **6.8%** 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...



Angus, Chester Le Street,
DH2

227352334



Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Dual Living Areas

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £966

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 170,000.

ASSUMED PURCHASE PRICE

£ 170,000

SDLT Charge £9,400

Legal Fees £1,000

Total Investment £180,400

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 £850 per calendar month but the potential market rent is

£ 966

Returns Based on Rental Income	£850	£966
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£96.60
Total Monthly Costs	£100.00	£111.60
Monthly Net Income	£750.00	£854.40
Annual Net Income	£9,000.00	£10,252.80
Net Return	4.99%	5.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,321**
Adjusted To

Net Return **4.61%**

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 £190,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Melbeck Drive, Ouston, Chester Le Street, Durham, DH2

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 28 Oct 2025 (11 days) by YOUR MOVE Chris Stonock, Chester Le Street

£190,000



3 bedroom semi-detached house for sale

[+ Add to report](#)

Atholl, Ouston, Chester Le Street, Durham, DH2

NO LONGER ADVERTISED

Marketed from 12 Jul 2023 to 25 Sep 2023 (75 days) by YOUR MOVE Chris Stonock, Chester Le Street

£180,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

[+ Add to report](#)

Tantallon, Birtley, DH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2023 to 21 Aug 2023 (32 days) by Belle Vue Estates, Low Fell

£1,000 pcm



3 bedroom semi-detached house

[+ Add to report](#)

Bewicke View, Birtley, Co Durham, DH3

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Dec 2022 to 2 Feb 2023 (49 days) by Sarah Mains Residential Sales and Lettings, Low Fell

£985 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.



Angus, Chester Le Street, DH2

PROPERTY ID: 227352334

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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