

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Victoria St, DH6 2LD

228653989





PROPERTY DESCRIPTION

Our latest listing is in Victoria St, DH6 2LD

This property has a potential to rent for **£594** which would provide the investor a Gross Yield of **12.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Victoria St, DH6 2LD

228653989

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Market Rent: £594

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£57,000

10% Deposit (£5,000 Minimum) **£5,700**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,700**

Purchase Balance **£51,300**

SDLT Charge **£2,850**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£55,150**

Your total all in costs would be ~£55,150 after taxes and fees based on a purchase price of £57,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £65,000.



£65,000

2 bedroom terraced house for sale

Victoria Street, Shotton Colliery, Durham, Durham, DH6 2LD

NO LONGER ADVERTISED

Marketed from 18 Apr 2024 to 20 Nov 2024 (215 days) by Pattinson Estate Agents, Gilesgate

+ Add to report



£65,000

2 bedroom terraced house for sale

Victoria Street, Shotton Colliery, Durham, County Durham, DH6

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Jul 2024 to 22 Nov 2024 (135 days) by Dowen, Peterlee

+ Add to report

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 lettings team.



£625 pcm

2 bedroom end of terrace house

+ Add to report

Laburnum Terrace, Shotton Colliery, Durham, County Durham, DH6

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 31 Aug 2024 to 23 Sep 2024 (22 days) by Downen, Peterlee



£600 pcm

2 bedroom terraced house

+ Add to report

Salters Lane, Shotton Colliery, Durham, County Durham, DH6

NO LONGER ADVERTISED

Marketed from 17 Apr 2025 to 27 May 2025 (40 days) by Downen, Peterlee



Victoria St, DH6 2LD

PROPERTY ID: 228653989

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.