

LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Street, Darlington,
DL1

225142766

 www.letproperty.co.uk





Property Description

Our latest listing is in Charles Street, Darlington, DL1

Get instant cash flow of **£450** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£740** which would provide the investor a Gross Yield of **12.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Charles Street,
Darlington, DL1

225142766



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £740

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£3,500
Legal Fees	£1,000.00
Total Investment	£22,000.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 740

Returns Based on Rental Income	£450	£740
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£74.00
Total Monthly Costs	£278.75	£307.75
Monthly Net Income	£171.25	£432.25
Annual Net Income	£2,055.00	£5,187.00
Net Return	9.34%	23.58%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,707.00**
Adjusted To

Net Return **16.85%**

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

Annual Net Income **£4,137.00**
Adjusted To

Net Return **18.80%**

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 £82,500.



2 bedroom terraced house for sale + Add to re

Charles Street, Darlington, DL1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jun 2025 to 14 Jan 2026 (209 days) by J W Wood, Darlington

Conveniently located chain free property | Two reception rooms | Gas central heating | UPVC doubl.

£82,500



2 bedroom terraced house for sale + Add to rep

Charles Street, Darlington, Durham, DL1

NO LONGER ADVERTISED

Marketed from 5 Jan 2023 to 13 Jan 2023 (7 days) by Your Move, Darlington

£80,000

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**.



£900 pcm

2 bedroom flat

+ Add to report

Trinity Mews, Darlington

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Dec 2025 to 14 Jan 2026 (40 days) by Denham Properties, Darlington



£850 pcm

2 bedroom semi-detached bungalow

+ Add to report

Sussex Way, Darlington

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Jan 2026 to 20 Feb 2026 (42 days) by Carvers, Darlington

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: **11 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.



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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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