

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Copeland Row, DL14

226256003

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Copeland Row, DL14

Get instant cash flow of **£393** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£517** which would provide the investor a Gross Yield of **10.7%** 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...**



Copeland Row, DL14

226256003



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £1.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £393**

**Market Rent: £517**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 58,000.00

SDLT Charge	£2,900
Legal Fees	£1,000
Total Investment	£61,900

# Projected Investment Return



The monthly rent of this property is currently set at £393 per calendar month but the potential market rent is

£ 517

Returns Based on Rental Income	£393	£517
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£39.30	£51.70
<b>Total Monthly Costs</b>	<b>£55.30</b>	<b>£67.70</b>
<b>Monthly Net Income</b>	<b>£337.70</b>	<b>£449.30</b>
<b>Annual Net Income</b>	<b>£4,052.40</b>	<b>£5,391.60</b>
<b>Net Return</b>	<b>6.55%</b>	<b>8.71%</b>

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      **£4,358**  
Adjusted To

Net Return                      **7.04%**



# 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 £60,000.



## 2 bedroom terraced house for sale

Manor Street, Evenwood, Bishop Auckland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jan 2026 by Robinsons, Bishop Auckland

£60,000



## 2 bedroom terraced house for sale

Randolph Terrace, Evenwood, Bishop Auckland

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jul 2024 to 4 Mar 2026 (608 days) by Hunters, Bishop Auckland

£60,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £520 based on the analysis carried out by our letting team at **Let Property Management**.



£520 pcm

## 2 bedroom terraced house

+ Add to r

Swan St, Evenwood, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 22 Jan 2026 to 9 Mar 2026 (45 days) by Dynamic Property Group, County Durham



£500 pcm

## 2 bedroom end of terrace house

Evenwood Gate , Evenwood, Bishop Auckland

NO LONGER ADVERTISED

Marketed from 9 Jan 2026 to 17 Feb 2026 (38 days) by My Property Box, 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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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Copeland Row, DL14

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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