

LET PROPERTY PACK

INVESTMENT INFORMATION

Prebends Field, Durham,
DH1

227717851

 www.letproperty.co.uk





Property Description

Our latest listing is in Prebends Field, Durham, DH1

Get instant cash flow of **£500** per calendar month with a **13.2%** Gross Yield for investors.

This property has a potential to rent for **£833** which would provide the investor a Gross Yield of **22.0%** 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...



Prebends Field, Durham,
DH1

227717851



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £1.25 PM

Lease Length: 33 years

Current Rent: £500

Market Rent: £833

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £45,500.

ASSUMED PURCHASE PRICE

£ 45,500

SDLT Charge £2,275

Legal Fees £1,000

Total Investment £48,775

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 £500 per calendar month but the potential market rent is

£ 833

Returns Based on Rental Income	£500	£833
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.25	
Letting Fees	£50.00	£83.30
Total Monthly Costs	£66.25	£99.55
Monthly Net Income	£433.75	£733.45
Annual Net Income	£5,205.00	£8,801.40
Net Return	10.67%	18.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,135**
Adjusted To

Net Return **14.63%**

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 £72,500.



2 bedroom ground maisonette for sale

[+ Add to report](#)

Prebends Field, Gilesgate, Durham

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Sep 2022 to 11 Jan 2023 (103 days) by Newfield Estates, Durham

£72,500



2 bedroom flat for sale

[+ Add to report](#)

16 Pickering Place, Durham, Cumbria DH1 1EG

NO LONGER ADVERTISED

Marketed from 13 Mar 2025 to 14 Mar 2025 (1 days) by Auction House North Yorkshire and Tees Valley, Auction House North East

£65,000

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**.



2 bedroom ground floor flat

[+ Add to report](#)

The Grange, Gilesgate

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2023 to 13 Jun 2023 (21 days) by Stuart Edwards, Durham

£900 pcm



2 bedroom apartment

[+ Add to report](#)

Willowtree Avenue, Belmont

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Nov 2025 by Elite Estates & Lettings, Durham

£875 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**



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.



www.letproperty.co.uk

Prebends Field, Durham, DH1

PROPERTY ID: 227717851

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.



LETPROPERTY