

# LET PROPERTY PACK

## INVESTMENT INFORMATION

North Road, Darlington,  
DL1

225312090

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





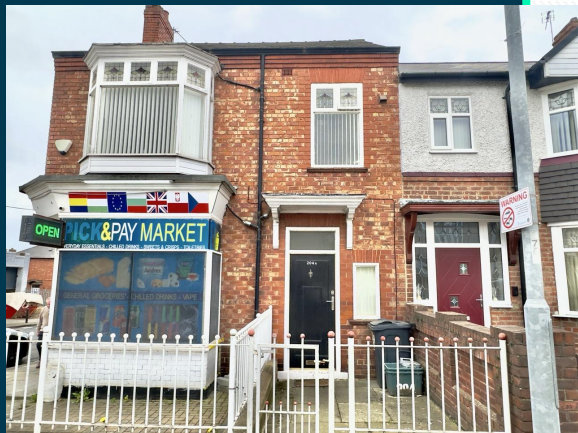
## Property Description

Our latest listing is in North Road, Darlington, DL1

Get instant cash flow of **£1,330** per calendar month with a **8.7%** Gross Yield for investors.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



North Road, Darlington,  
DL1

225312090



## Property Key Features

**Portfolio of 1 Bedroom Flat and  
a Commercial Unit**

**Spacious Living Spaces**

**Well-Equipped Kitchen**

**Conveniently located for local  
amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,330**

# Lounge



# Kitchen



# Bedrooms



# Exterior



# Primary Business Space





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

## ASSUMED PURCHASE PRICE

£ 184,000

SDLT Charge **£10,380**

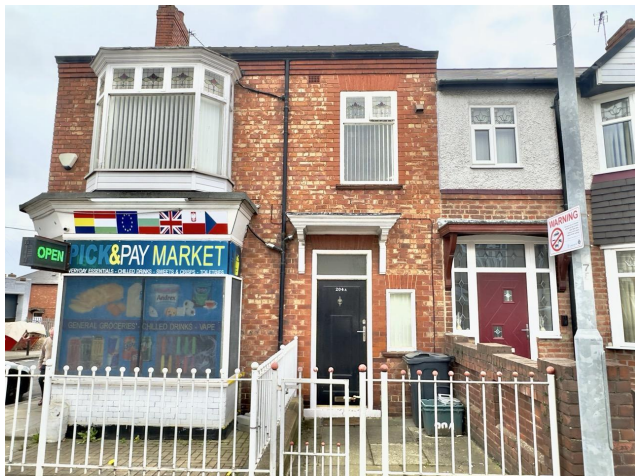
Legal Fees **£1,000**

Total Investment **£195,380**

# Projected Investment Return



The monthly rent of this property is currently set at £1,330 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£1,330</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£133.00</b>
<b>Total Monthly Costs</b>	<b>£148.00</b>
<b>Monthly Net Income</b>	<b>£1,182.00</b>
<b>Annual Net Income</b>	<b>£14,184.00</b>
<b>Net Return</b>	<b>7.26%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£11,524**  
Adjusted To

Net Return                      **5.90%**

# 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 £245,000.



£245,000

## 3 bedroom detached house for sale

+ Add to report

Campion Road, Darlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Mar 2026 by Venture Properties, Darlington



£190,000

## 3 bedroom semi-detached house for sale

+ Add to report

North Road, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2024 to 2 Jul 2025 (253 days) by Ann Cordey Estate Agents, Darlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,400 pcm**

## 5 bedroom house

+ Add to report

Salters Lane North, Darlington, Durham, DL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2025 to 17 Oct 2025 (57 days) by Your Move, Darlington



**£1,350 pcm**

## 4 bedroom detached house

+ Add to report

Farnham Drive, Darlington, DL3

NO LONGER ADVERTISED






LET AGREED

Marketed from 8 Jan 2026 to 11 Mar 2026 (61 days) by Northgate Estate Agents & Property Management, Newton Aycliffe

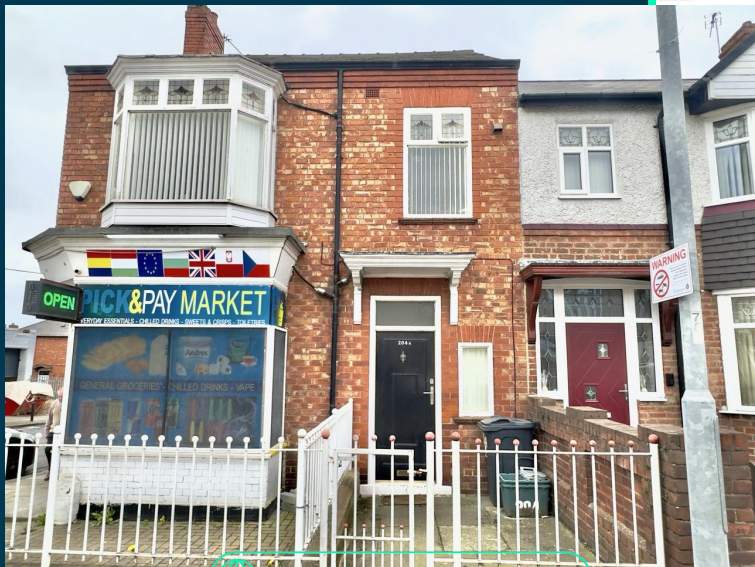
# Current Tenant Profile




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: **3 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](http://www.letproperty.co.uk)

North Road, Darlington, DL1

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.



**LETPROPERTY**