

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grange Road, Durham,  
DH1

226209206

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





## Property Description

Our latest listing is in Grange Road, Durham, DH1

This property has a potential to rent for **£866** which would provide the investor a Gross Yield of **4.9%** 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...**



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DH1

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Modern Kitchen**

**Spacious Lounge**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £866**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£65,700.00</b>

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£866</b>
Mortgage Payments on £157,500.00 @ 5%	<b>£656.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>£0.00</b>
Letting Fees	<b>£86.60</b>
<b>Total Monthly Costs</b>	<b>£757.85</b>
<b>Monthly Net Income</b>	<b>£108.15</b>
<b>Annual Net Income</b>	<b>£1,297.80</b>
<b>Net Return</b>	<b>1.98%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£434.20**

Net Return **-0.66%**

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

Annual Net Income Adjusted To **-£1,852.20**

Net Return **-2.82%**

# 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 £230,000.



£230,000

## 2 bedroom terraced house for sale

+ Add to report

Mavin Street, Durham City

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jul 2023 to 5 Jul 2023 (2 days) by Robinsons, Durham



£228,000

## 2 bedroom terraced house for sale

+ Add to report

Douglas Villas, Durham, DH1

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2025 to 4 Nov 2025 (164 days) by YOUR MOVE Chris Stonock, Durham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £890 based on the analysis carried out by our letting team at **Let Property Management**.



£890 pcm

## 2 bedroom semi-detached house

+ Add to report

Broome Road, Durham, DH1

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 2 Apr 2025 (18 days) by OpenRent, London



£880 pcm

## 2 bedroom house

+ Add to report

Habgood Drive, ,






NO LONGER ADVERTISED

Marketed from 7 Oct 2024 to 5 Feb 2025 (121 days) by loc8me, Durham

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**