

LET PROPERTY PACK

INVESTMENT INFORMATION

King Edward VIII Terrace,
Stanley, DH9

225724013

 www.letproperty.co.uk





Property Description

Our latest listing is in King Edward VIII Terrace, Stanley, DH9

Get instant cash flow of **£400** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£540** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

Well-located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



King Edward VIII Terrace,
Stanley, DH9

225724013



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Ideally situated for local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £540

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 540

Returns Based on Rental Income	£400	£540
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£54.00
Total Monthly Costs	£289.38	£303.38
Monthly Net Income	£110.63	£236.63
Annual Net Income	£1,327.50	£2,839.50
Net Return	5.65%	12.08%

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 **£1,759.50**
Adjusted To

Net Return **7.49%**

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

Annual Net Income **£1,714.50**
Adjusted To

Net Return **7.30%**

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 £95,000.



£95,000

2 bedroom terraced house for sale

— Remove

Newburn Road, Shield row, Stanley, Durham, DH9 0HJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Oct 2024 to 31 Jan 2026 (485 days) by Pattinson Estate Agents, Stanley



£85,000

2 bedroom terraced house for sale

— Remove

Watson Street, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Dec 2024 to 3 Nov 2025 (306 days) by Keyhole Residential, Birtley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

2 bedroom terraced house

+ Add to req

Watson Street, Stanley, Durham, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2025 to 17 Dec 2025 (56 days) by Let Direct NE Ltd, Gateshead



£500 pcm

2 bedroom semi-detached house

+ Add to

Newburn Road, Stanley, DH9 0HJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2026 to 18 Mar 2026 (11 days) by DH1 Lettings & Sales, 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: **Yes**

 Current term of tenancy: **4 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.

