LET PROPERTY PACK

INVESTMENT INFORMATION

Albert Street, Grange Villa,
DH2

230229063

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Albert Street, Grange Villa, DH2

Get instant cash flow of **£495** per calendar month with a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£549** which would provide the investor a Gross Yield of **12.0%** 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...



Albert Street, Grange Villa, DH2

230229063

Property Key Features

2 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £495

Market Rent: £549

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge	**£2,750**
Legal Fees	**£1,000**
Total Investment	**£58,750**

Outlay figures based on assumed cash purchase of 55,000.

Projected Investment Return



The monthly rent of this property is currently set at £495 per calendar month but the potential market rent is £549

Returns Based on Rental Income	£495	£549
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£49.50	£54.90
Total Monthly Costs	£64.50	£69.90
Monthly Net Income	£430.50	£479.10
Annual Net Income	£5,166.00	£5,749.20
Net Return	8.79%	9.79%

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 Adjusted To	**£4,651**
Net Return	**7.92%**

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 £70,000.



£70,000

2 bedroom terraced house for sale

+ Add to report

West Street, Grange Villa, Chester Le Street

NO LONGER ADVERTISED

Marketed from 18 Oct 2023 to 10 Nov 2023 (22 days) by Robinsons, Chester Le Street



£60,000

2 bedroom terraced house for sale

+ Add to report

Pine Street, Grange Villa, Chester le Street

CURRENTLY ADVERTISED SOLD STC

Marketed from 10 Nov 2025 by Jan Mitchell Properties, Covering North East

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 report

Pine Street, Grange Villa

NO LONGER ADVERTISED LET AGREED

Marketed from 25 Jun 2025 to 19 Aug 2025 (55 days) by Safe & Secure Properties, Houghton Le Spring



£550 pcm

2 bedroom terraced house

+ Add to report

Queen Street, Grange Villa, Chester Le Street, Durham, DH2 3LT

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Jan 2025 to 15 Feb 2025 (33 days) by Pattinson Estate Agents, Stanley

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 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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Albert Street, Grange Villa, DH2

PROPERTY ID: 230229063

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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