

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sunnydale, Shildon,  
County Durham, DL4

227049442

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





## Property Description

Our latest listing is in Sunnydale, Shildon, County Durham, DL4

Get instant cash flow of **£575** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£715** which would provide the investor a Gross Yield of **10.0%** 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...



Sunnydale, Shildon,  
County Durham, DL4

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £575 PM**

**Market Rent: £715 PM**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 86,000

SDLT Charge	<b>£4,300</b>
Legal Fees	<b>£1,000</b>
Total Investment	<b>£91,300</b>

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 715



Returns Based on Rental Income	£575	£715
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£71.50
<b>Total Monthly Costs</b>	<b>£72.50</b>	<b>£86.50</b>
<b>Monthly Net Income</b>	<b>£502.50</b>	<b>£628.50</b>
<b>Annual Net Income</b>	<b>£6,030.00</b>	<b>£7,542.00</b>
<b>Net Return</b>	<b>6.60%</b>	<b>8.26%</b>

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      **£6,112**  
Adjusted To

Net Return                      **6.69%**



# 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 £100,000.



£100,000

## 3 bedroom semi-detached house for sale

+ Add to

Sunnydale, Shildon, Durham, DL4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Jul 2025 to 19 Feb 2026 (218 days) by Ryan James Estate Agents, Bishop Auckl



£80,000

## 3 bedroom terraced house for sale

+ Add to

Waverley Terrace, Shildon, County Durham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 Sep 2024 to 22 May 2025 (250 days) by My Property Box, Darlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 3 bedroom semi-detached house

+ Add to re

Coronation Avenue, Shildon

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 May 2026 to 26 May 2026 (20 days) by Hunters, Bishop Auckland



£680 pcm

## 3 bedroom semi-detached house

+ Add to rep

Holly Hill, Shildon

NO LONGER ADVERTISED

Marketed from 15 Jun 2026 to 3 Jul 2026 (17 days) by Kan-Move, County 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **14 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)

Sunnydale, Shildon, County Durham, DL4

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.



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