

LET PROPERTY PACK

INVESTMENT INFORMATION

Reay Court, Chester Le
Street, DH2

226222353

 www.letproperty.co.uk





Property Description

Our latest listing is in Reay Court, Chester Le Street, DH2

Get instant cash flow of **£385** per calendar month with a **15.4%** Gross Yield for investors.

This property has a potential to rent for **£587** which would provide the investor a Gross Yield of **23.5%** 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...



Reay Court, Chester Le
Street, DH2

226222353



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £23.00 pm

Ground Rent: £0.83 pm

Lease Length: 89 years

Current Rent: £385

Market Rent: £587

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 30,000.00

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£31,000

Projected Investment Return



The monthly rent of this property is currently set at £385 per calendar month but the potential market rent is

£ 587



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



Returns Based on Rental Income	£385	£587
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£23.00	
Ground Rent	£0.83	
Letting Fees	£38.50	£58.70
Total Monthly Costs	£77.33	£97.53
Monthly Net Income	£307.67	£489.47
Annual Net Income	£3,692.04	£5,873.64
Net Return	11.91%	18.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,700**
Adjusted To

Net Return **15.16%**



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 £80,000.



1 bedroom flat for sale



Red Rose Terrace, Chester Le Street

NO LONGER ADVERTISED

Marketed from 4 Sep 2023 to 11 Jan 2024 (129 days) by Robinsons, Chester Le Street



1 bedroom retirement property for sale



Union Court, Chester Le Street, County Durham, DH3

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2025 to 9 Sep 2025 (210 days) by J W Wood, Chester Le Street

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £660 based on the analysis carried out by our letting team at **Let Property Management**.



£660 pcm

1 bedroom flat

+ Add to r

Station Road, Chester Le Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2025 to 10 Apr 2026 (134 days) by Bricks & Mortar, Newcastle Upon Tyne



£610 pcm

1 bedroom apartment

Highfield Rise, Chester-le-street

CURRENTLY ADVERTISED

LET AGREED

Marketed from 23 Mar 2026 by Venture Properties, Chester Le Street

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: **3 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.



www.letproperty.co.uk

Reay Court, Chester Le Street, DH2

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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