



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Darlington Road,  
Stockton-On-Tees, TS21

209154383

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





## Property Description

Our latest listing is in Darlington Road, Stockton-On-Tees, TS21

This property has a potential to rent for **£3,400** which would provide the investor a Gross Yield of **3.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**7 Bedrooms**

**2 Bathrooms**

**Large Front and Backyard**

**Spacious Lounge and Rooms**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: £0.00**

**Market Rent: £3,400**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £1,250,000.00 and borrowing of £937,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 1,250,000

25% Deposit	£312,500.00
SDLT Charge	103750
Legal Fees	£1,000.00
Total Investment	£417,250.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£3,400
Mortgage Payments on £937,500.00 @ 5%	£3,906.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£340.00
<b>Total Monthly Costs</b>	<b>£4,261.25</b>
<b>Monthly Net Income</b>	<b>-£861</b>
<b>Annual Net Income</b>	<b>-£10,335</b>
<b>Net Return</b>	<b>-2.48%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>-£17,135</b>
Adjusted To	
Net Return	<b>-4.11%</b>

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

Annual Net Income	<b>-£29,085</b>
Adjusted To	
Net Return	<b>-6.97%</b>

# 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 £1,500,000.



£1,500,000

## 7 bedroom detached house for sale

Kirk Hill, Redmarshall

[+ Add to report](#)

NO LONGER ADVERTISED

Marketed from 26 Apr 2023 to 4 Jul 2023 (68 days) by Michael Poole, Yarm



£1,200,000

## 7 bedroom detached house for sale

Darlington Road, Stockton-On-Tees

[+ Add to report](#)

CURRENTLY ADVERTISED

Marketed from 19 Apr 2023 by PH Estate Agents, Middlesbrough

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £3,400 based on the analysis carried out by our letting team at **Let Property Management**.



## 5 bedroom detached house

 Add to report

Vinovia Place, Ingleby Barwick

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 May 2024 to 3 Jul 2024 (45 days) by Ingleby Homes, Stockton On Tees

£3,400 pcm



## 7 bedroom semi-detached house

 Add to report

Yarm Road, Eaglescliffe, Stockton-on-Tees

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2022 to 10 May 2023 (155 days) by roseberry newhouse, Yarm

£2,950 pcm

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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