

LET PROPERTY PACK

INVESTMENT INFORMATION

North Road, Darlington,
DL1

225312090

 www.letproperty.co.uk





Property Description

Our latest listing is in North Road, Darlington, DL1

This property has a potential to rent for **£1,330** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



North Road, Darlington,
DL1

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Property Key Features

**Portfolio of 1 Bedroom Flat and
a Commercial Unit**

Spacious Business Area

Well-Equipped Kitchen

**Conveniently located for local
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,330

Lounge



Kitchen



Bedrooms



Exterior



Primary Business Space





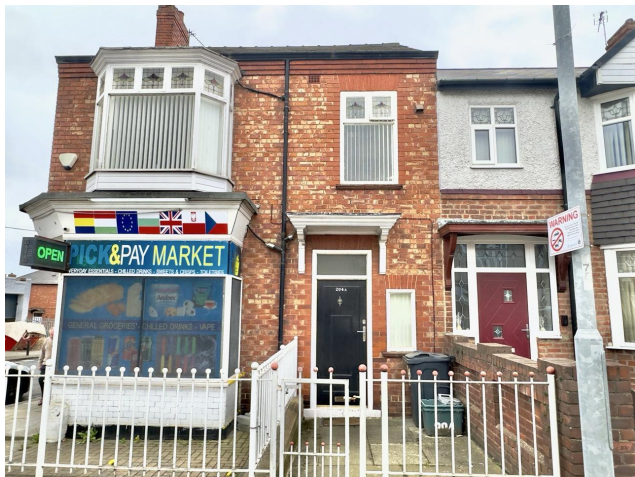
Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



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



Returns Based on Rental Income	£1,330
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£133.00
Total Monthly Costs	£723.00
Monthly Net Income	£607.00
Annual Net Income	£7,284.00
Net Return	12.69%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,624.00**
Adjusted To

Net Return **8.06%**

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

Annual Net Income **£4,524.00**
Adjusted To

Net Return **7.88%**

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 £245,000.



£245,000

3 bedroom detached house for sale

+ Add to report

Campion Road, Darlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Mar 2026 by Venture Properties, Darlington



£190,000

3 bedroom semi-detached house for sale

+ Add to report

North Road, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2024 to 2 Jul 2025 (253 days) by Ann Cordey Estate Agents, Darlington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

5 bedroom house

+ Add to report

Salters Lane North, Darlington, Durham, DL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2025 to 17 Oct 2025 (57 days) by Your Move, Darlington



£1,350 pcm

4 bedroom detached house

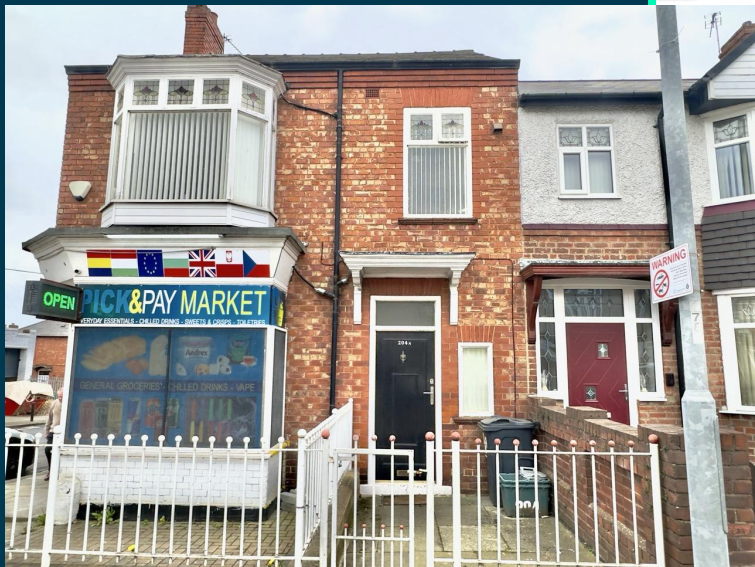
+ Add to report

Farnham Drive, Darlington, DL3

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2026 to 11 Mar 2026 (61 days) by Northgate Estate Agents & Property Management, Newton Aycliffe



North Road, Darlington, DL1

225312090



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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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