

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Joseph Street, Stanley,  
DH9

21222100

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





## Property Description

Our latest listing is in Joseph Street, Stanley, DH9

Get instant cash flow of **£550** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£630** which would provide the investor a Gross Yield of **9.8%** 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...**



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## Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £630

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



LET PROPERTY



Figures based on assumed purchase price of £77,000.00 and borrowing of £57,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 77,000.00

25% Deposit	£19,250.00
SDLT Charge	£3,850
Legal Fees	£1,000.00
Total Investment	£24,100.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 630

Returns Based on Rental Income	£550	£630
Mortgage Payments on £57,750.00 @ 5%	£240.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent		Freehold
Letting Fees	£55.00	£63.00
<b>Total Monthly Costs</b>	<b>£310.63</b>	<b>£318.63</b>
<b>Monthly Net Income</b>	<b>£239.38</b>	<b>£311.38</b>
<b>Annual Net Income</b>	<b>£2,872.50</b>	<b>£3,736.50</b>
<b>Net Return</b>	<b>11.92%</b>	<b>15.50%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£2,476.50**  
Adjusted To

Net Return **10.28%**

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

Annual Net Income **£2,581.50**  
Adjusted To

Net Return **10.71%**

# 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.



£80,000

## 2 bedroom end of terrace house for sale

+ Add to report

Orwell Gardens, Stanley, Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 13 Sep 2024 (115 days) by Reeds Rains, Stanley



£79,995

## 2 bedroom terraced house for sale

+ Add to report

Spen Street, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Aug 2024 to 26 Nov 2024 (102 days) by Sylvester Properties, Stanley

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom semi-detached house

[+ Add to report](#)

Wear Road, Stanley, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Jan 2026 to 26 Jan 2026 (19 days) by Sylvester Properties, Stanley

£750 pcm

Do not miss your chance to view this immaculately presented rental property located on Wear Road,...



## 2 bedroom terraced house

[+ Add to report](#)

Smailes Street, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 24 Mar 2025 (3 days) by The Stirling Property Shop, Stirling

£700 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: **Yes**



Current term of tenancy: **5 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.



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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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