

LET PROPERTY PACK

INVESTMENT INFORMATION

Cobden Street, Darlington,
DL1

224813804

 www.letproperty.co.uk





Property Description

Our latest listing is in Cobden Street, Darlington, DL1

Get instant cash flow of **£4,020** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£4,950** which would provide the investor a Gross Yield of **8.1%** 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...



Cobden Street,
Darlington, DL1

224813804



Property Key Features

Portfolio of HMO and a
Bungalow

8 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £4,020

Market Rent: £4,950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £735,000.00 and borrowing of £551,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 735,000.00

25% Deposit	£183,750.00
SDLT Charge	£63,500
Legal Fees	£1,000.00
Total Investment	£248,250.00

Projected Investment Return



The monthly rent of this property is currently set at £4,020 per calendar month but the potential market rent is

£4,950



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



Returns Based on Rental Income	£4,020	£4,950
Mortgage Payments on £551,250.00 @ 5%	£2,296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£402.00	£495.00
Total Monthly Costs	£2,713.88	£2,806.88
Monthly Net Income	£1,306.13	£2,143.13
Annual Net Income	£15,673.50	£25,717.50
Net Return	6.31%	10.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **£15,817.50**
Adjusted To

Net Return **6.37%**

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

Annual Net Income **£14,692.50**
Adjusted To

Net Return **5.92%**

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 £975,000.



£975,000

5 bedroom detached house for sale

Duke Of Wellington Gardens, Billingham, TS22 5

NO LONGER ADVERTISED

Marketed from 15 Dec 2025 to 27 Apr 2026 (132 days) by Collier Estates, Hartlepool



£960,000

5 bedroom detached house for sale

Church House, Middleton on Leven

CURRENTLY ADVERTISED

Marketed from 19 Apr 2026 by Harvey Brooks, Stokesley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,950 based on the analysis carried out by our letting team at **Let Property Management**.



£4,950 pcm

5 bedroom detached house

Plot 3 The Cavendish, Wynyard Park, Billingham

CURRENTLY ADVERTISED

Marketed from 6 May 2026 by Robinsons Regency and Rural, Wynyard



£4,750 pcm

5 bedroom house

Manorside, Wynyard, BILLINGHAM

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 21 May 2026 (34 days) by Manners & Harrison - Lettings, Hartlepool

+ Add to re


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: **moved within the last 2 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.



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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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