

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Street, Shotton
Colliery, DH6

225087385

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Street, Shotton Colliery, DH6

Get instant cash flow of **£325** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£511** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Victoria Street, Shotton
Colliery, DH6

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Back Garden

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £325

Market Rent: £511

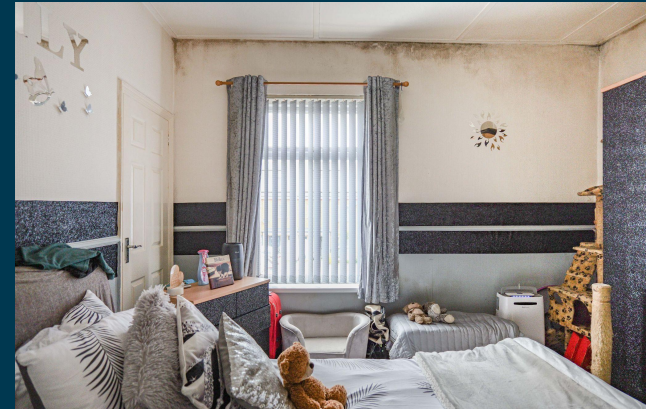
Lounge



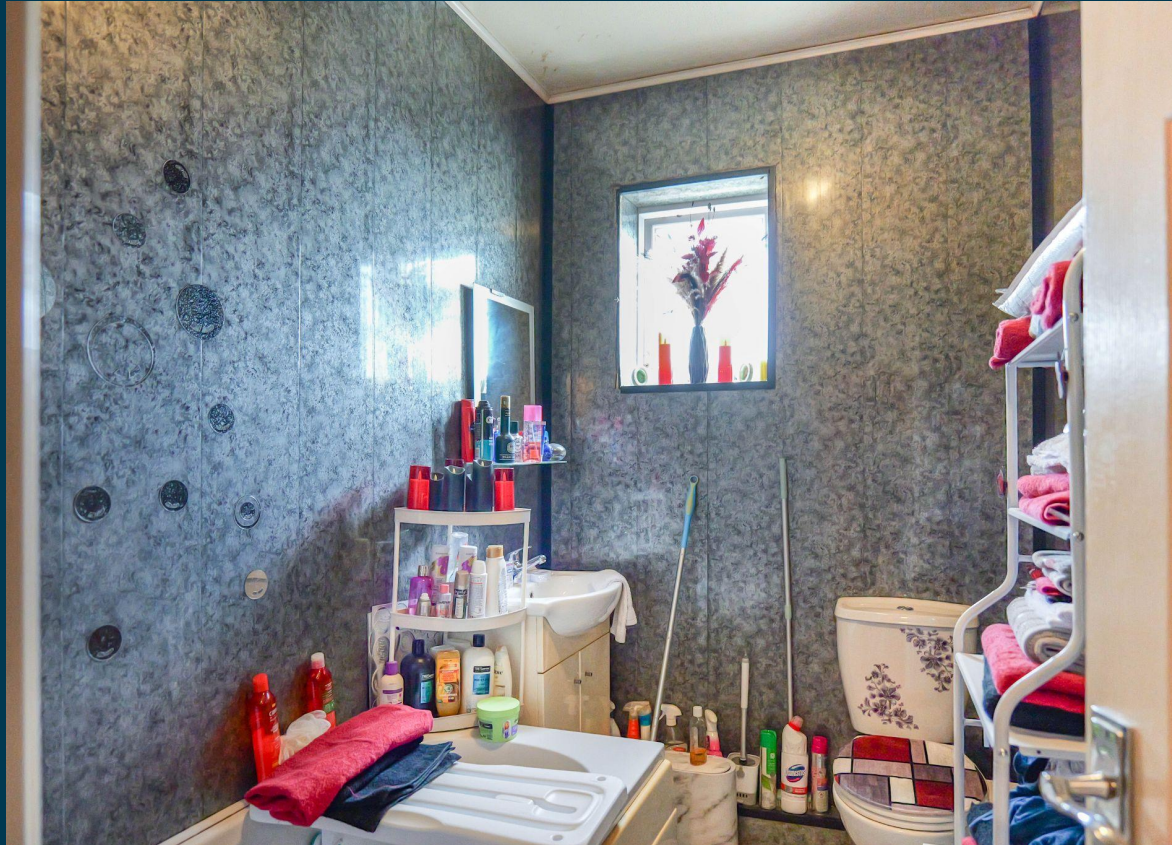
Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £55,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge **£2,750**

Legal Fees **£1,000**

Total Investment **£58,750**

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 £325 per calendar month but the potential market rent is

£ 511

Returns Based on Rental Income	£325	£511
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£32.50	£51.10
Total Monthly Costs	£47.50	£66.10
Monthly Net Income	£277.50	£444.90
Annual Net Income	£3,330.00	£5,338.80
Net Return	5.67%	9.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,317**
Adjusted To

Net Return **7.35%**



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 £65,000.



£65,000

2 bedroom terraced house for sale

+ Add to rep

Victoria Street, Durham, DH6

NO LONGER ADVERTISED

Marketed from 28 Aug 2022 to 26 Feb 2023 (181 days) by Strike, Tyne, Tees & Border



£59,950

2 bedroom terraced house for sale

+ Add t

Victoria Street, Shotton Colliery, Durham, DH6 2QN

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jul 2022 to 1 Mar 2023 (222 days) by Pattinson Estate Agents, Peterlee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

2 bedroom terraced house

Victoria Street, Shotton Colliery, County Durham

NO LONGER ADVERTISED

Marketed from 3 Aug 2023 to 3 Aug 2023 by Galaxy Letts Ltd, Peterlee

+ Add to report



£500 pcm

2 bedroom terraced house

128 Victoria Street, DH6 2QN

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2023 to 13 Oct 2023 (3 days) by Rent UK Property Services, Middlesbrough

+ Add to report

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 in 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.



www.letproperty.co.uk

Victoria Street, Shotton Colliery, DH6

PROPERTY ID: 225087385

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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