

LET PROPERTY PACK

INVESTMENT INFORMATION

Garden Street, Houghton
Le Spring, DH4

225131998

 www.letproperty.co.uk





Property Description

Our latest listing is in Garden Street, Houghton Le Spring, DH4

Get instant cash flow of **£625** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£727** which would provide the investor a Gross Yield of **9.2%** 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...



Garden Street, Houghton
Le Spring, DH4

225131998



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £727

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 95,000.00

SDLT Charge **£4,750**

Legal Fees **£1,000**

Total Investment **£100,750**

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 727

Returns Based on Rental Income	£625	£727
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.50	£72.70
Total Monthly Costs	£77.50	£87.70
Monthly Net Income	£547.50	£639.30
Annual Net Income	£6,570.00	£7,671.60
Net Return	6.52%	7.61%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,218**
Adjusted To

Net Return **6.17%**

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 £125,000.



£125,000

2 bedroom house for sale

+ Add to repor

Elm Place, Newbottle, Houghton Le Spring

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Apr 2024 to 13 Aug 2024 (127 days) by Janine Hegarty Bell Estate Agents, Houghton Le Spring



£115,000

2 bedroom terraced house for sale

Hartoft Close, Newbottle, Houghton Le Spring

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Aug 2022 to 9 Dec 2022 (104 days) by elopa, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £955 based on the analysis carried out by our letting team at **Let Property Management**.



£955 pcm



£750 pcm

2 bedroom terraced house

Herrington Grange, Philadelphia, DH4

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Dec 2025 to 11 Feb 2026 (62 days) by Ascend Living, UK, Ascend

2 bedroom terraced house

Milburn Terrace, Shiney Row, Houghton le Spring, DH4






CURRENTLY ADVERTISED

Marketed from 23 Apr 2026 by Sylvester Properties, Stanley

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: **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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Garden Street, Houghton Le Spring, DH4

PROPERTY ID: 225131998

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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