

# LET PROPERTY PACK

## INVESTMENT INFORMATION

General Bucher Ct, Bishop  
Auckland DL14

211049187

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





## Property Description

Our latest listing is in General Bucher Ct, Bishop Auckland DL14

Get instant cash flow of **£325** per calendar month with a **13.4%** Gross Yield for investors.

This property has a potential to rent for **£430** which would provide the investor a Gross Yield of **17.8%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



General Bucher Ct,  
Bishop Auckland DL14

211049187



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: £25.00**

**Ground Rent: £700**

**Lease Length: 120 Years**

**Current Rent: £325**

**Market Rent: £430**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 29,000

SDLT Charge	£870
Legal Fees	£1,000
Total Investment	£30,870



# Projected Investment Return



The monthly rent of this property is currently set at £325 per calendar month but the potential market rent is

£ 430



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£325	£430
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£58.00	
Letting Fees	£32.50	£43.00
<b>Total Monthly Costs</b>	<b>£135.50</b>	<b>£146.00</b>
<b>Monthly Net Income</b>	<b>£189.50</b>	<b>£284.00</b>
<b>Annual Net Income</b>	<b>£2,274.00</b>	<b>£3,408.00</b>
<b>Net Return</b>	<b>7.37%</b>	<b>11.04%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,548**  
Adjusted To

Net Return                      **8.25%**



# 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 £30,000.



£30,000

## 1 bedroom apartment for sale

+ Add to report

General Bucher Court, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Oct 2022 to 31 Oct 2023 (370 days) by Holbrook & Co, Bishop Auckland

Ideal Investment | Popular Location | Ground Floor Apartment | Well Presented | Council Tax Band ...



£30,000

## 1 bedroom flat for sale

+ Add to report

General Bucher Court, Bishop Auckland, Durham, DL14 6EY

NO LONGER ADVERTISED

Marketed from 9 Aug 2022 to 9 Aug 2022 by Pattinson Estate Agents, Auction

For sale by online auction - T&C's apply | One Bedroomed Second Floor Apartment | Close to Bishop...

💡 EPC:

[View](#)

(Approx.) Sqft: **517 sq ft**

Price (£) per sqft: **£58.06**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£430** based on the analysis carried out by our letting team at **Let Property Management**.



## 1 bedroom apartment

+ Add to report

Penshaw View, Sacriston, Co Durham, DH7

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2024 to 29 Apr 2024 (45 days) by Ben Charles, Durham

1 Bedroom | Lounge | Kitchen | Bathroom | Garden | Residents Parking

### Sold price history:

View

15/06/2007	£72,750
20/07/2001	£30,500
13/01/1999	£27,500

### EPC:

View

(Approx.) Sqft: **452 sq ft** Price (£) per sqft: **£0.95**



## 1 bedroom flat

+ Add to report

Moorfoot Avenue, Chester Le Street, DH2

NO LONGER ADVERTISED

Marketed from 16 Nov 2022 to 25 Nov 2022 (9 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1552836

£430 pcm







View floor plan

# 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  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](http://www.letproperty.co.uk)

General Bucher Ct, Bishop Auckland DL14

PROPERTY ID: 211049187

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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