

LET PROPERTY PACK

INVESTMENT INFORMATION

General Bucher Ct, Bishop Auckland DL14

211049187











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



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

211049187

Lounge









Kitchen







Bedrooms





Exterior







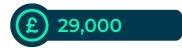


Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £870

Legal Fees £1,000

Total Investment £30,870

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

Projected Investment Return





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.

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



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
Total Monthly Costs	£135.50	£146.00
Monthly Net Income	£189.50	£284.00
Annual Net Income	£2,274.00	£3,408.00
Net Return	7.37 %	11.04%

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



£30,000

1 bedroom apartment for sale

+ Add to report

General Bucher Court, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED SO

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 ...

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...

Q EPC: View

(Approx.) Sqft: 517 sq ft Price (£) per sqft: £58.06

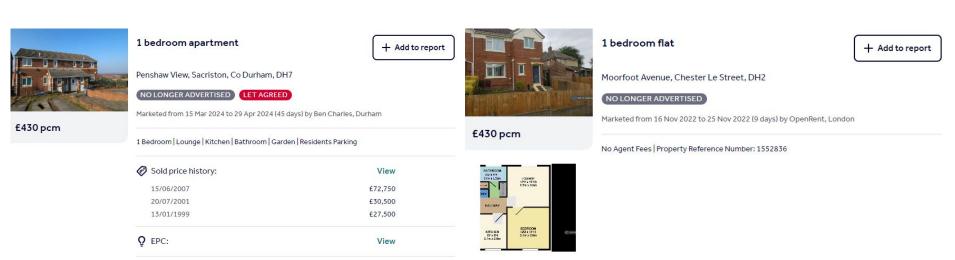
Rent Comparables Report

(Approx.) Saft: 452 saft

Price (£) per saft: £0.95



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**.



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**



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.





Interested in this property investment?

Call us on **0141 478 0985**



General Bucher Ct, Bishop Auckland DL14



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.