

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westpoint,  
Northumberland Street,  
Darlington, DL3 7HB

212803219

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





## Property Description

Our latest listing is in Westpoint, Northumberland Street, Darlington, DL3 7HB

Get instant cash flow of **£810** per calendar month with a **5.8%** Gross Yield for investors.

The property has long term tenants currently situated, and located within a prime rental location in Darlington. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Private Parking Available**

**Easy access to local amenities**

**Factor Fees: £83**

**Ground Rent: £100**

**Lease Length: 81**

**Current Rent: £810**

# Lounge



# Kitchen



# Bedrooms



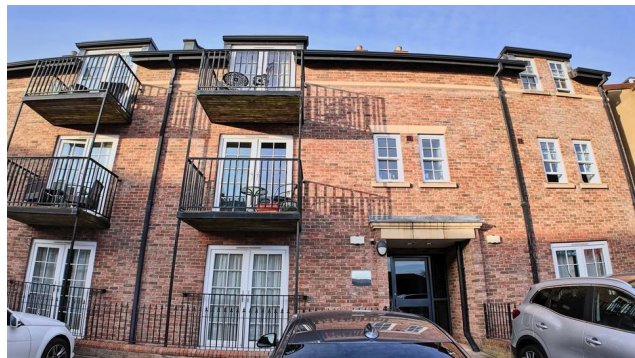
# Bathroom



# Exterior







Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 167,000.00

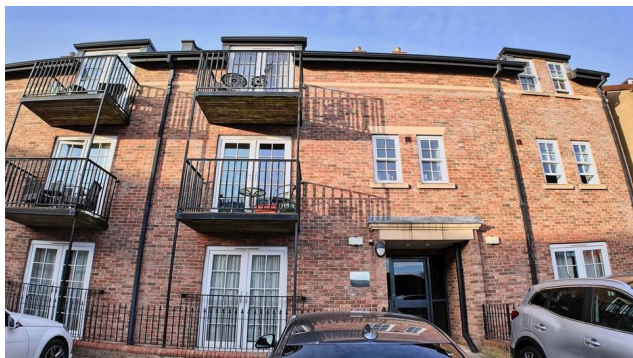
25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

# Projected Investment Return



The monthly rent of this property is currently set at £810 per calendar month but the potential market rent is

£ 810



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.



<b>Returns Based on Rental Income</b>	<b>£810</b>
Mortgage Payments on £125,250.00 @ 5%	<b>£521.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£83.00</b>
Ground Rent	<b>£100.00</b>
Letting Fees	<b>£81.00</b>
<b>Total Monthly Costs</b>	<b>£800.88</b>
<b>Monthly Net Income</b>	<b>£9.13</b>
<b>Annual Net Income</b>	<b>£109.50</b>
<b>Net Return</b>	<b>0.23%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,510.50**

Net Return **-3.16%**

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

Annual Net Income Adjusted To **-£1,195.50**

Net Return **-2.50%**

# 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 £179,950.



**2 bedroom flat for sale** [+ Add to report](#)

Northumberland Street, Darlington


**CURRENTLY ADVERTISED**

Marketed from 3 Jul 2024 by Ann Cordey Estate Agents, Darlington

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MASTER SUITE WITH ENSUITE BATHROOM/WC | IDEAL LOCATION | EXCELLENT TRANSPORT

**£179,950**



**2 bedroom flat for sale** [+ Add to report](#)

Grange Road, Darlington

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 8 Aug 2024 by Ann Cordey Estate Agents, Darlington

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EXCLUSIVE SECOND FLOOR APARTMENT | TWO DOUBLE BEDROOMS | ENSUITE | BALCONY

**£175,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 925 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom flat** + Add to report

Northgate, Darlington, DL1

**NO LONGER ADVERTISED**

Marketed from 8 Jul 2024 to 24 Aug 2024 (46 days) by OpenRent, London

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No Agent Fees | Students Can Enquire | Property Reference Number: 2147354



**2 bedroom flat** + Add to report

Leconfield, Darlington, DL3

**NO LONGER ADVERTISED**

Marketed from 6 Nov 2024 to 6 Nov 2024 by OpenRent, London

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No Agent Fees | Students Can Enquire | Property Reference Number: 2266922

£925 pcm

£850 pcm

# 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**

 Current term of tenancy: **2 years+**

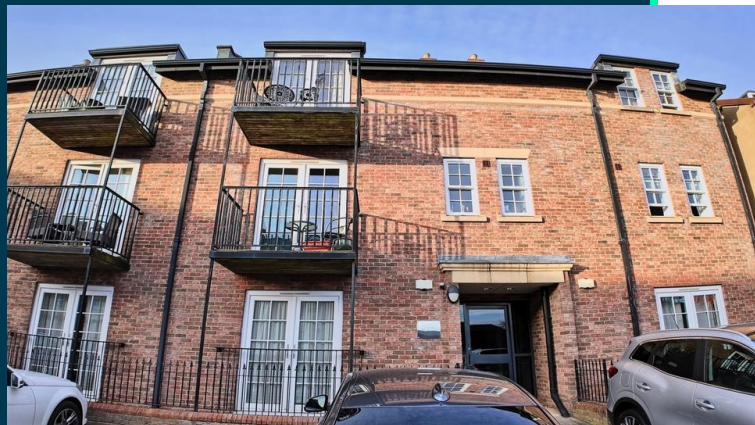
 Standard Tenancy Agreement In Place: **Yes**

 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.



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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.



**LETPROPERTY**