

LET PROPERTY PACK

INVESTMENT INFORMATION

Grange Street, Consett,
DH8

211178336

 www.letproperty.co.uk





Property Description

Our latest listing is in Grange Street, Consett, DH8

Get instant cash flow of **£600** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£932** which would provide the investor a Gross Yield of **8.1%** 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 be a rewarding addition to an investor portfolio.

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



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DH8

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Property Key Features

3 bedroom

1 bathroom

Large Kitchen

Garden Ground Space

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £932

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 932

Returns Based on Rental Income	£600	£932
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£60.00	£93.20
Total Monthly Costs	£506.25	£539.45
Monthly Net Income	£93.75	£392.55
Annual Net Income	£1,125.00	£4,710.60
Net Return	2.84%	11.88%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,846.60**
Adjusted To

Net Return **7.18%**

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

Annual Net Income **£2,640.60**
Adjusted To

Net Return **6.66%**

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 £197,950.



£197,950

3 bedroom house for sale

Ladywell Road, Consett

NO LONGER ADVERTISED

Marketed from 2 Aug 2022 to 18 Jan 2023 (169 days) by Hunters, Consett

+ Add to report



£185,000

3 bedroom semi-detached house for sale

Ladywell Road, Consett, DH8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 by Reeds Rains, Consett

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom detached house

Low Knitsley Cottage, Consett, Durham

NO LONGER ADVERTISED

Marketed from 24 Aug 2023 to 2 Sep 2023 (9 days) by H&H Land & Estates, Carlisle

+ Add to report



£1,100 pcm

3 bedroom detached house

Grassholme Close, Templetown, Consett

NO LONGER ADVERTISED

LET AGREED






Marketed from 3 Jan 2024 to 22 Jan 2024 (19 days) by Hunters, Consett

+ Add to report

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
-  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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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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