

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Arthur Street, Ferryhill,  
DL17 0PZ

212702765

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





## Property Description

Our latest listing is in Arthur Street, Ferryhill, DL17 0PZ

Get instant cash flow of **£390** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.5%** 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...**



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Good Condition**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £390**

**Market Rent: £500**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £57,000.00 and borrowing of £42,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 57,000.00

25% Deposit	£14,250.00
SDLT Charge	£1,710
Legal Fees	£1,000.00
Total Investment	£16,960.00

# Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£ 500



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	£390	£500
Mortgage Payments on £42,750.00 @ 5%	£178.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£39.00	£50.00
<b>Total Monthly Costs</b>	<b>£232.13</b>	<b>£243.13</b>
<b>Monthly Net Income</b>	<b>£157.88</b>	<b>£256.88</b>
<b>Annual Net Income</b>	<b>£1,894.50</b>	<b>£3,082.50</b>
<b>Net Return</b>	<b>11.17%</b>	<b>18.18%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,082.50**  
Adjusted To

Net Return                      **12.28%**

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

Annual Net Income      **£2,227.50**  
Adjusted To

Net Return                      **13.13%**

# 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 £58,950.



**3 bedroom terraced house for sale** + Add to report

West Chilton Terrace, Chilton, Ferryhill

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 29 Aug 2023 to 26 Mar 2024 (210 days) by Peter Clark Property Services, Ferryhill

Three bedrooms | Gas central heating | Double glazing | Modern kitchen | White bathroom | No chai...

**£58,950**



**3 bedroom terraced house for sale** + Add to report

West Chilton Terrace, Chilton

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 15 Jul 2024 to 26 Sep 2024 (73 days) by Peter Clark Property Services, Ferryhill

Three bedroom Terrace | Gas central heating | Double glazed | High gloss white fitted kitchen | M...

**£54,950**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

## 3 bedroom terraced house

+ Add to report

West Chilton Terrace, Chilton, Ferryhill, Durham, DL17

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Nov 2023 to 4 Jan 2024 (48 days) by Reeds Rains, Durham City

THREE BEDROOMS | TWO RECEPTION ROOMS | AVAILABLE NOW | VIRTUAL VIEWING AVAILABLE |  
RENT:- £575PCM...



£525 pcm

## 3 bedroom terraced house

+ Add to report

38 Arthur Street, Chilton

NO LONGER ADVERTISED LET AGREED






Marketed from 1 Jul 2024 to 1 Aug 2024 (31 days) by Rent UK Property, Middlesborough

Property are pleased to offer this recently refurbished property to rent in Chilton.

# 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: **5 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**