

LET PROPERTY PACK

INVESTMENT INFORMATION

Joseph Street, Stanley,
DH9

212222100

 www.letproperty.co.uk





Property Description

Our latest listing is in Joseph Street, Stanley, DH9

Get instant cash flow of **£525** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£567** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

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

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



Joseph Street, Stanley,
DH9

212222100



Property Key Features

2 bedrooms

1 bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £567

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £76,000.00 and borrowing of £57,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 76,000.00

25% Deposit	£19,000.00
SDLT Charge	£3,800
Legal Fees	£1,000.00
Total Investment	£23,800.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 567



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	£525	£567
Mortgage Payments on £57,000.00 @ 5%	£237.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£52.50	£56.70
Total Monthly Costs	£305.00	£309.20
Monthly Net Income	£220.00	£257.80
Annual Net Income	£2,640.00	£3,093.60
Net Return	11.09%	13.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,959.60**
Adjusted To

Net Return **8.23%**

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


Annual Net Income **£1,953.60**
Adjusted To

Net Return **8.21%**

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 £85,000.



2 bedroom terraced house for sale [+ Add to report](#)


Joseph Street, Stanley, Durham, DH9

CURRENTLY ADVERTISED

Marketed from 18 Oct 2024 by Reeds Rains, Stanley

Three bedrooms | Mid terrace | Two Reception rooms | Council Tax Band: A | EPC Grade: D

£85,000



2 bedroom terraced house for sale [+ Add to report](#)

Joseph Street, Stanley, DH9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Dec 2022 to 1 Jun 2023 (153 days) by Sylvester Properties, Stanley

Modern Decor Throughout | Kitchen / Diner | Utility Room | Ready To Move Into

£79,999

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

+ Add to report

Tyne Road East, Stanley, DH9

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Dec 2023 to 22 Jan 2024 (48 days) by Sylvester Properties, Stanley



£700 pcm

3 bedroom semi-detached house

+ Add to report

Wear Road, Stanley, Durham, DH9 6HJ

CURRENTLY ADVERTISED






LET AGREED

Marketed from 30 Dec 2024 by Pattinson Estate Agents, Stanley

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: **3 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.



www.letproperty.co.uk

Joseph Street, Stanley, DH9

212222100

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