

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blackett Street, Bishop  
Auckland, DL14 7TD

214579897

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





## Property Description

Our latest listing is in Blackett Street, Bishop Auckland, DL14 7TD

Get instant cash flow of **£525** per calendar month with a **8.4%** Gross Yield for investors.

**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

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

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

**Factor Fees: Freehold**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month



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
Mortgage Payments on £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£52.50
Total Monthly Costs	£301.88
Monthly Net Income	£223.13
Annual Net Income	£2,677.50
Net Return	11.39%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,627.50**  
Adjusted To

Net Return                      **6.93%**

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

Annual Net Income      **£1,552.50**  
Adjusted To

Net Return                      **6.61%**

# 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 £77,500.



£77,500

## 2 bedroom terraced house for sale

+ Add to report

Birch Avenue, Bishop Auckland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 by Hunters, Bishop Auckland

TWO BEDROOMS | MID TERRACE | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | NO ONWARD



£76,000

## 2 bedroom terraced house for sale

+ Add to report

Woodlands Road, Bishop Auckland

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 20 Jun 2024 (260 days) by Hunters, Bishop Auckland

TWO BEDROOMS | MID TERRACE | NEW BOILER INSTALLED 2023 | UPVC DOUBLE GLAZING | REAR YARD

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

## 2 bedroom terraced house

ORCHID MEADOWS, ST HELENS, BISHOP AUCKLAND, DL14

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 13 Feb 2024 (4 days) by Downen, Bishop Auckland

GFCH AND DBL GLAZING | LOUNGE AND DINING KITCHEN | GOOD SIZE BEDROOMS | GARDEN & OFF

+ Add to report



£545 pcm

## 2 bedroom terraced house

Arthur Terrace, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 16 Sep 2024 to 28 Sep 2024 (11 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2227099

+ 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**



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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7TD

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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**