

LET PROPERTY PACK

INVESTMENT INFORMATION

Front Street, Wolsingham,
Bishop Auckland DL13

214692970

 www.letproperty.co.uk





Property Description

Our latest listing is in Front Street, Wolsingham, Bishop Auckland DL13

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Front Street,
Wolsingham, Bishop
Auckland DL13

214692970



Property Key Features

2 Bedrooms

1 Bathroom

Utility Room

Patio

Factor Fees: 0

Ground Rent: TBC

Lease Length: 982 yrs

Current Rent: £650

Market Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000

25% Deposit	£37,250.00
SDLT Charge	4470
Legal Fees	£1,000.00
Total Investment	£42,720.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 725

Returns Based on Rental Income	£650	£725
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	0	
Ground Rent	TBC	
Letting Fees	£65.00	£72.50
Total Monthly Costs	£545.63	£553.13
Monthly Net Income	£104	£172
Annual Net Income	£1,253	£2,063
Net Return	2.93%	4.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£613**
Adjusted To

Net Return **1.43%**

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

Annual Net Income **-£173**
Adjusted To

Net Return **-0.40%**

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 £160,000.



£160,000

2 bedroom house for sale

Front Street, Wolsingham

NO LONGER ADVERTISED

Marketed from 8 Aug 2022 to 15 Sep 2022 (37 days) by Venture Properties, Crook

+ Add to report



£105,000

2 bedroom terraced house for sale

Silver Street, Wolsingham, Durham, DL13 3EJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Dec 2023 to 19 Feb 2024 (68 days) by Pattinson Estate Agents, Auction

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom semi-detached house

East End, Wolsingham, Bishop Auckland

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2024 to 14 Oct 2024 (66 days) by My Property Box, Darlington

+ Add to report



£650 pcm

2 bedroom terraced house

Silver Street, Wolsingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Feb 2024 to 26 Apr 2024 (57 days) by Robinsons, Crook

+ 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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Auckland DL13

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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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