

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Alma Terrace, Durham,  
DH1 4JQ

215903855

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





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## Property Description

Our latest listing is in Alma Terrace, Durham, DH1 4JQ

Get instant cash flow of **£1,200** per calendar month with a **7.3%** Gross Yield for investors.

**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 make for a rewarding 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**

**Triple-Fixture Bathroom**

**The property is located in the highly sought-after university city of Durham**

**Front and Back Yards with Secure Fencing and Gates**

**Available Parking Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£49,000.00
SDLT Charge	£9,800
Legal Fees	£1,000.00
Total Investment	£59,800.00

# 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 £1,200 per calendar month but the potential market rent is

£ 1,200

>Returns Based on Rental Income	£1,200	£1,200
Mortgage Payments on £147,000.00 @ 5%	£612.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£120.00	£120.00
Total Monthly Costs	£747.50	£747.50

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£3,030.00</b>
Adjusted To	
Net Return	<b>5.07%</b>

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

Annual Net Income	<b>£2,490.00</b>
Adjusted To	
Net Return	<b>4.16%</b>

# 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 £210,000.



## 2 bedroom terraced house for sale

[+ Add to report](#)

Kiplings Terrace, Durham, County Durham

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2024 to 7 Feb 2025 (162 days) by Venture Properties, Durham

£210,000

Much improved by the current owners | Walking distance to Durham City centre | Easy access to uni...



## 2 bedroom terraced house for sale

[+ Add to report](#)

Avenue Street, High Shincliffe, Durham, DH1

CURRENTLY ADVERTISED

Marketed from 5 Mar 2025 by J W Wood, Durham City

£200,000

Lovely Terraced Cottage | Popular Village Location | 3 Miles From Durham City | Well Presented Th...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

## 2 bedroom terraced house

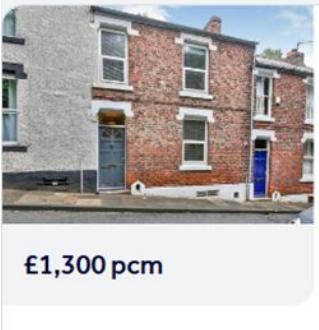
Hallgarth Street, Durham, DH1

+ Add to report

NO LONGER ADVERTISED

Marketed from 19 Sep 2024 to 2 Oct 2024 (12 days) by OpenRent, London

No Agent Fees | Only Available to Students | Property Reference Number: 2231415



£1,300 pcm

## 2 bedroom terraced house

Red Hills Terrace, Durham, DH1

+ Add to report

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Jan 2025 to 25 Mar 2025 (73 days) by Reeds Rains, Durham City

2025/2026 | TWO BED TERRACE | FANTASTIC LOCATION | RENT - £1300PCM | DEPOSIT - £1500 | HOLDING DE...

# 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: **0-2 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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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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