

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hillbeck Street, Bishop  
Auckland, DL14 6SF

217127693

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





## Property Description

Our latest listing is in Hillbeck Street, Bishop Auckland, DL14 6SF

Get instant cash flow of **£380** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£493** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Spacious Lounge**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: tbc**

**Current Rent: £380**

**Market Rent: £493**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £80,500.00 and borrowing of £60,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,500.00

25% Deposit	£20,125.00
SDLT Charge	£4,025
Legal Fees	£1,000.00
Total Investment	£25,150.00

# Projected Investment Return



The monthly rent of this property is currently set at £380 per calendar month but the potential market rent is

£ 493



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	£380	£493
Mortgage Payments on £60,375.00 @ 5%	£251.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£38.00	£49.30
<b>Total Monthly Costs</b>	<b>£304.56</b>	<b>£315.86</b>
<b>Monthly Net Income</b>	<b>£75.44</b>	<b>£177.14</b>
<b>Annual Net Income</b>	<b>£905.25</b>	<b>£2,125.65</b>
<b>Net Return</b>	<b>3.60%</b>	<b>8.45%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,139.65**  
Adjusted To

Net Return                      **4.53%**

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

Annual Net Income      **£918.15**  
Adjusted To

Net Return                      **3.65%**

# 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 £90,000.



£90,000

## 2 bedroom terraced house for sale

+ Add to report

Atherton Terrace, Bishop Auckland, Durham

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Sep 2021 to 25 Feb 2022 (155 days) by Hunters, Bishop Auckland



£89,950

## 2 bedroom terraced house for sale

+ Add to report

St. Andrews Road, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Jan 2025 to 19 May 2025 (114 days) by J W Wood, Bishop Auckland

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 2 bedroom terraced house

+ Add to report

St. Wilfrids Walk, Bishop Auckland, County Durham, DL14

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Dec 2024 to 24 Feb 2025 (82 days) by New Abode Property Management, Covering Darlington



£600 pcm

## 2 bedroom terraced house

+ Add to report

5 Appleby Street DL14 6SG

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Jun 2024 to 26 Jun 2024 (5 days) by Rent UK Property, Middlesborough

# 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: **4 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.



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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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