

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Darlington, DL1

219473507











Property Description

Our latest listing is in Henry Street, Darlington, DI1

Get instant cash flow of £470 per calendar month with a 4.7% Gross Yield for investors.

This property has a potential to rent for £700 which would provide the investor a Gross Yield of 7.0% 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...







Henry Street, Darlington, DL1



Property Key Features

3 bedroom

2 bathroom

Spacious Room

Large Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £470

Market Rent: £700

219473507

Lounge









Kitchen



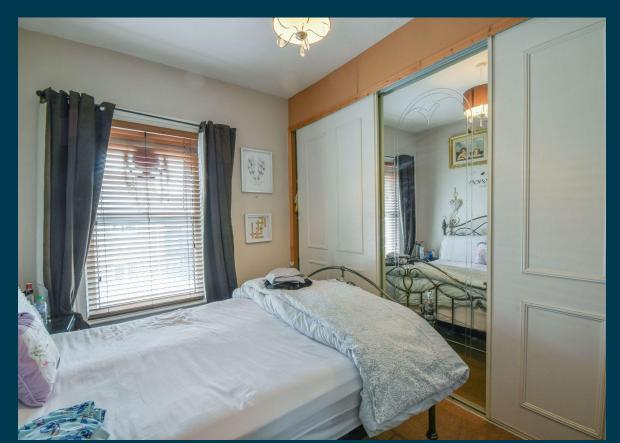






Bedrooms









Bathroom









Exterior





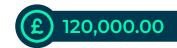
Initial Outlay





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£30,000.00**

SDLT Charge £6,000

Legal Fees £1,000.00

Total Investment £37,000.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £470 per calendar month but the potential market rent is

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Returns Based on Rental Income	£470	£700
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£47.00	£70.00
Total Monthly Costs	£437.00	£460.00
Monthly Net Income	£33.00	£240.00
Annual Net Income	£396.00	£2,880.00
Net Return	1.07%	7.78%

Return Stress Test Analysis Report





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

Annual Net Income

£1,480.00

Adjusted To

Net Return

4.00%

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

Annual Net Income

£1,080.00

Adjusted To

Net Return

2.92%

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 £120,000.



3 bedroom terraced house for sale

+ Add to report

St. Pauls Terrace, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Nov 2023 to 25 Mar 2024 (125 days) by Ann Cordey Estate Agents, Darlington

£120,000



3 bedroom terraced house for sale

+ Add to report

Denmark Street, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Dec 2022 to 30 May 2023 (172 days) by Smith & Friends Estate Agents, Darlington

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

Lansdowne Street, Darlington, Durham, DL3

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2024 to 4 Oct 2024 (28 days) by ElliotLee, Rayners Lane

£700 pcm



£695 pcm

3 bedroom terraced house

+ Add to report

Aldam Street, Darlington, DL1

NO LONGER ADVERTISED

LET AGREED

 $\label{lem:marketed from 20 Jan 2025 to 27 Mar 2025 (65 days) by Sillars Investments, Lettings \& Management, \\ Darlington$

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**

www.letproperty.co.uk

Henry Street, Darlington, DL1



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.