

LET PROPERTY PACK

INVESTMENT INFORMATION

North Road, Darlington,
DL1

221872563

 www.letproperty.co.uk





Property Description

Our latest listing is in North Road, Darlington, DL1

Get instant cash flow of **£2,400** per calendar month with a **20.9%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **22.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



North Road, Darlington,
DL1

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Property Key Features

3 bedrooms

3 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £2,400

Market Rent: £2,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

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 £2,400 per calendar month but the potential market rent is

£ 2,600

Returns Based on Rental Income	£2,400	£2,600
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£240.00	£260.00
Total Monthly Costs	£686.25	£706.25
Monthly Net Income	£1,713.75	£1,893.75
Annual Net Income	£20,565.00	£22,725.00
Net Return	48.21%	53.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£17,525.00**
Adjusted To

Net Return **41.08%**

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

Annual Net Income **£20,655.00**
Adjusted To

Net Return **48.42%**

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 £130,000.



£130,000

3 bedroom flat for sale

+ Add to report

Borough Road, Darlington, Durham, DL1

NO LONGER ADVERTISED

Marketed from 19 Aug 2025 to 25 Sep 2025 (37 days) by Your Move, Darlington



£120,000

3 bedroom apartment for sale

+ Add to report

Eastmount Road, Darlington

CURRENTLY ADVERTISED

Marketed from 27 Aug 2025 by Venture Properties, Darlington

Two Self-Contained Apartments | Houghton Area of Darlington | Close to Town Centre | Ideal Invest

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,574 based on the analysis carried out by our letting team at **Let Property Management**.



£2,574 pcm

3 bedroom apartment

Elvet Bridge, Durham City

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2024 to 3 Jan 2025 (86 days) by Stuart Edwards, Durham

+ Add to report



£2,500 pcm

3 bedroom flat

Illingworth Grove, Durham, County Durham, DH1

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2024 to 7 Mar 2025 (198 days) by J W Wood, Durham City

+ Add to report

Current Tenant Profile



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: **Moved in within 2 years**



Payment history: **On time for the 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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