

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mossway, Chester Le  
Street, DH2

223179981

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





## Property Description

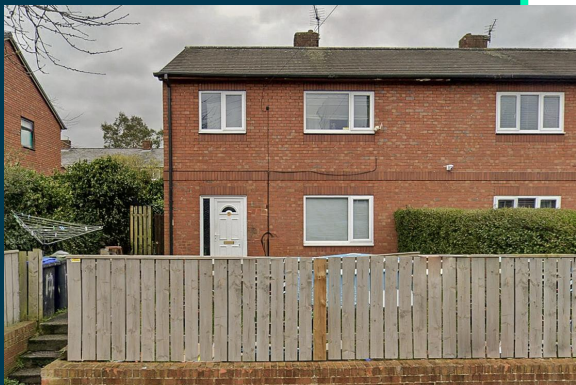
Our latest listing is in Mossway, Chester Le Street, DH2

Get instant cash flow of **£500** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£752** which would provide the investor a Gross Yield of **12.0%** 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...



Mossway, Chester Le  
Street, DH2

223179981



## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500**

**Market Rent: £752**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

# 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 £500 per calendar month but the potential market rent is

£ 752

Returns Based on Rental Income	£500	£752
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£75.20
Total Monthly Costs	£343.13	£368.33
Monthly Net Income	£156.88	£383.68
Annual Net Income	£1,882.50	£4,604.10
Net Return	6.80%	16.62%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,100.10**  
Adjusted To

Net Return                      **11.19%**

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

Annual Net Income      **£3,269.10**  
Adjusted To

Net Return                      **11.80%**

# 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 £115,000.



**£115,000**

## 3 bedroom semi-detached house for sale

+ Add to r

Ivyway, Pelton, Chester Le Street

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jun 2020 to 19 Feb 2021 (239 days) by Robinsons, Chester Le Street



**£110,000**

## 3 bedroom semi-detached house for sale

+ Add to r

Mossway, Pelton, Chester Le Street, Durham, DH2

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 May 2024 to 20 Aug 2024 (81 days) by YOUR MOVE Chris Stonock, Chester Le St



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom semi-detached house

Thorntons Close, Pelton

NO LONGER ADVERTISED

Marketed from 19 Oct 2023 to 31 Oct 2023 (11 days) by Venture Properties, Chester Le Street

+ Add to report



£900 pcm

## 3 bedroom terraced house

Front Street, Pelton, Chester Le Street, DH2

NO LONGER ADVERTISED

Marketed from 2 Nov 2023 to 26 Nov 2023 (24 days) by OpenRent, London

+ 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**



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.





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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.



**LETPROPERTY**