

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Duke Street, Stanley, DH9  
8SF

224408213

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





## Property Description

Our latest listing is in Duke Street, Stanley, DH9 8SF

Get instant cash flow of **£595** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £595**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £595.00 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£595.00	£750.00
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£75.00
<b>Total Monthly Costs</b>	<b>£355.75</b>	<b>£371.25</b>
<b>Monthly Net Income</b>	<b>£239.25</b>	<b>£378.75</b>
<b>Annual Net Income</b>	<b>£2,871.00</b>	<b>£4,545.00</b>
<b>Net Return</b>	<b>10.25%</b>	<b>16.23%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,045.00**  
Adjusted To

Net Return                      **10.88%**

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

Annual Net Income      **£3,195.00**  
Adjusted To

Net Return                      **11.41%**

# 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 £99,950.



£99,950

## 3 bedroom terraced house for sale

Langdon Gardens, Stanley, Durham, DH9

CURRENTLY ADVERTISED

Marketed from 18 Mar 2026 by Reeds Rains, Stanley

+ Add to report



£94,950

## 3 bedroom terraced house for sale

Century Terrace, Catchgate, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 14 Apr 2025 to 15 Dec 2025 (244 days) by Sylvester Properties, Stanley

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 3 bedroom semi-detached house

Manor Drive, Catchgate

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2025 to 11 Sep 2025 (75 days) by David Bailes, Stanley

+ Add to report



£750 pcm

## 3 bedroom semi-detached house

Viscount Close, Catchgate, Stanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2025 to 14 Aug 2025 (50 days) by David Bailes, Stanley

+ 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 the last 2 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.



**LETPROPERTY**