

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Terrace, Darlington,
DL1

224655726

 www.letproperty.co.uk





Property Description

Our latest listing is in Nelson Terrace, Darlington, DL1

Get instant cash flow of **£605** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£736** which would provide the investor a Gross Yield of **8.4%** 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...



Nelson Terrace,
Darlington, DL1

224655726



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £1 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £605

Market Rent: £736

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

Projected Investment Return



The monthly rent of this property is currently set at £605 per calendar month but the potential market rent is

£ 736

Returns Based on Rental Income	£605	£736
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£60.50	£73.60
Total Monthly Costs	£404.63	£417.73
Monthly Net Income	£200.38	£318.28
Annual Net Income	£2,404.50	£3,819.30
Net Return	7.40%	11.75%

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 **£2,347.30**
Adjusted To

Net Return **7.22%**

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

Annual Net Income **£2,244.30**
Adjusted To

Net Return **6.91%**

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 £125,000.



£125,000

3 bedroom terraced house for sale

+ Add to re

Nelson Terrace, Darlington, Durham, DL1

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 22 Dec 2025 (79 days) by Your Move, Darlington



£100,000

3 bedroom terraced house for sale

+ Add

Nelson Terrace, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2022 to 12 Sep 2022 (121 days) by Carver Residential, Darlington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

Nelson Terrace, Darlington, County Durham, DL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2025 to 14 Jan 2026 (39 days) by Your Move, Darlington

+ Add to report



£750 pcm

3 bedroom terraced house

Darlington, Darlington, DL1

NO LONGER ADVERTISED

Marketed from 1 Jan 2025 to 3 Jan 2025 (1 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**
-  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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224655726

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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