

LET PROPERTY PACK

INVESTMENT INFORMATION

Dixon Street, Consett, DH8

225218003

 www.letproperty.co.uk





Property Description

Our latest listing is in Dixon Street, Consett, DH8

Get instant cash flow of **£425** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£604** which would provide the investor a Gross Yield of **8.1%** 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...



Dixon Street, Consett,
DH8

225218003



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £425

Market Rent: £604

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



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 604



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



| Returns Based on Rental Income | £425 | £604 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £66,750.00 @ 5% | £278.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £42.50 | £60.40 |
| Total Monthly Costs | £335.63 | £353.53 |
| Monthly Net Income | £89.38 | £250.48 |
| Annual Net Income | £1,072.50 | £3,005.70 |
| Net Return | 3.87% | 10.85% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,797.70**
Adjusted To

Net Return **6.49%**

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

Annual Net Income **£1,670.70**
Adjusted To

Net Return **6.03%**

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 £112,500.



£112,500

2 bedroom end of terrace house for sale



Thomas Street, Blackhill, Consett, County Durham, DH8

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Aug 2024 to 18 Feb 2025 (174 days) by Sylvester Properties, Stanley



£109,950

2 bedroom end of terrace house for sale

Dixon Street, Consett

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jul 2025 to 3 Nov 2025 (124 days) by Hunters, Consett

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom terraced house

Durham Road, Blackhill, Consett, Durham, DH8

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jan 2026 to 10 Mar 2026 (47 days) by Reeds Rains, Consett



£600 pcm

2 bedroom terraced house

St. Aidans Place, Consett, Durham, DH8 5SU

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Feb 2026 to 25 Mar 2026 (43 days) by Pattinson Estate Agents, Consett

+ Ad

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: **7 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



www.letproperty.co.uk

Dixon Street, Consett, DH8

225218003

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