# LET PROPERTY PACK

## INVESTMENT INFORMATION

Auckland Terrace, Shildon,
DL4

224261719

www.letproperty.co.uk





# Property Description

Our latest listing is in Auckland Terrace, Shildon, DL4

This property has a potential to rent for **£750** 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...**



Auckland Terrace,
Shildon, DL4

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## Property Key Features

- 3 bedroom
- 1 bathroom
- Spacious Rooms
- Good Condition
- Factor Fees: £0
- Ground Rent: Freehold
- Lease Length: Freehold
- Market Rent: £750

# Lounge



# Kitchen



# Bedrooms








# Bathroom



# Exterior







# Initial Outlay



Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

**ASSUMED PURCHASE PRICE**

£ 65,000.00

| | |
|---|---|
| 25% Deposit | **£16,250.00** |
| SDLT Charge | **£3,250** |
| Legal Fees | **£1,000.00** |
| Total Investment | **£20,500.00** |

# Projected Investment Return



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

| **Returns Based on Rental Income** | **£750** |
|---|---|
| Mortgage Payments on £48,750.00 @ 5% | **£203.13** |
| Est. Building Cover (Insurance) | **£15.00** |
| Approx. Factor Fees | **£0.00** |
| Ground Rent | **Freehold** |
| Letting Fees | **£75.00** |
| Total Monthly Costs | **£293.13** |
| Monthly Net Income | **£456.88** |
| Annual Net Income | **£5,482.50** |
| Net Return | **26.74%** |

# Return Stress Test Analysis Report



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

| | |
|---|---|
| Annual Net Income Adjusted To | **£3,982.50** |
| Net Return | **19.43%** |

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

| | |
|---|---|
| Annual Net Income Adjusted To | **£4,507.50** |
| Net Return | **21.99%** |

# 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 £110,000.



**3 bedroom terraced house for sale**

+ Add t

Vaughan Street, Shildon, DL4 1LD

NO LONGER ADVERTISED SOLD STC

Marketed from 14 May 2025 to 8 Sep 2025 (116 days) by Hunters, Bishop Auckland

**£110,000**



**3 bedroom terraced house for sale**

+ Add to rep

West Park, Shildon, Bishop Auckland, Co Durham, DL4

NO LONGER ADVERTISED

Marketed from 30 Oct 2019 to 9 Nov 2020 (376 days) by Bridgfords, Darlington

**£105,000**

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



**£850 pcm**

### 3 bedroom terraced house

+ Add to report

High Street, Eldon Lane, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 13 Feb 2025 to 3 Mar 2025 (17 days) by OpenRent, London



**£700 pcm**

### 3 bedroom semi-detached house

+ Add to report

Woodland View, Shildon

CURRENTLY ADVERTISED LET AGREED

Marketed from 9 Feb 2026 by Robinsons, Bishop Auckland



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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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