



PROPERTY INFORMATION PACK

£69,000

10% Rental Yield

Victoria Street, Shildon, DH4 1PE

2 Bedroom, Freehold, Mid-Terrace Property

Expected Cash Flow

£550.00pcm = £6,600pa

Refurbished, Tenanted, High Yield

To speak to our property specialists call

01483 663001





Initial Outlay

Price	£69,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£3,450
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	£74,415

Investment Information

Projected Annual Return

Rental Income	£6,600
Management Fee	£792
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £5,494
Net Rental Yield: 7.4%

Projected 5 Year Return

Net Rental Income	£27,470
Property Price Increase (28%)	£19,320
TOTAL	£46,790

Return on Investment 63%



Why Shildon?

Shildon is a popular, bustling town in County Durham, with a population of around 9.6k. It is often voted on of the best places to live in County Durham.

The town centre has plenty of desirable amenities such as a Costa coffee, post office and pharmacy with The Sunnydale leisure centre and Shildon Association Football club located close by.

It is only 10mins away from Durham itself and 2 miles from Bishop Auckland, Durham's Market town which has a large shopping centre with Tesco's and various other superstores.



Shildon has a train station that is served by an hourly service between Saltburn and Bishop Auckland via Darlington. All services are operated by Northern Trains. It is also home to the popular National Railway Museum which holds an annual Shildon Steam Gala.



Why ReadyLet?

Over the past 20 years we have built up a network of trusted, knowledgeable, property professionals who have in-depth local knowledge in the North East to select the right properties for you. We have enormous experience as distance Landlords living in the South of England, while investing in the North East.

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 13% return to Landlords. We provide our investors with the best service and advice available, and help throughout the entire process.

Our properties have been carefully selected for their potential to generate high rental income, then are refurbished and tenanted at our own cost, providing investors with an effortless way to grow their wealth.

What we offer...

- Tenanted, high-yield properties (up to 11% gross yields)
- Properties refurbished to Durham Decent Homes Standard, with all costs included in the price
- 6 month warranty on all refurbishment works
- No sourcing fees and no hidden charges – what you see is what you get
- Trusted Lettings Management – we will put you in contact with one of our local trusted management agents, ensuring rent collection and ongoing property management at competitive prices.
- Hands-free, end to end investment experience



What our customers say...

“world class customer service ... – The Team at ready let are always there to help and assist whenever I have had problem or issue they have always been there to sort it out nothing is to much trouble because of this I have bought ...

★★★★★ by mustaq patel

Rated 4,6 / 5 | 137 reviews

★ Trustpilot

“Excellent service from start to finish. ReadyLet is the way to go for hassle free investment ”

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews

★ Trustpilot

“I am a first time BTL investor and I was completely overwhelmed by the service I received from everyone at Readytolet. Every team member was always on hand to keep me updated on every step of the process and ...

★★★★★ by mohammed

Rated 4,6 / 5 | 136 reviews

★ Trustpilot

“Definitely Recommend! – Absolutely amazing team! They have helped me grow my portfolio seamlessly and couldn't do enough to assist me through every step. Would highly recommend Gill, Keith, Tessa, Kim, Jen and the whole of the ...

★★★★★ by R Chawda

Rated 4.4 / 5 | 129 reviews

★ Trustpilot



Get in Contact

To arrange a call to discuss this property, or others we have available, email

info@readylet.co.uk

with a time that suits you.

Alternatively call us directly on **01483 663001** to speak to our property specialists.

We look forward to hearing from you.

Our office opening hours are Monday – Friday 9am – 5pm