

LET PROPERTY PACK

INVESTMENT INFORMATION

Second St, Horden,
Peterlee SR8

210638293

 www.letproperty.co.uk





Property Description

Our latest listing is in Second St, Horden, Peterlee SR8

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** 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..



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Peterlee SR8

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Property Key Features

Plot of Land

Development Opportunity

**Close Proximity to Valuable
Amenities**

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Market Rent: £1,150

Plot of Land



Plot of Land



Plot of Land



Plot of Land



Plot of Land





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£115.00
Total Monthly Costs	£705.00
Monthly Net Income	£445.00
Annual Net Income	£5,340.00
Net Return	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,040.00**
Adjusted To

Net Return **5.79%**

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

Annual Net Income **£2,580.00**
Adjusted To

Net Return **4.91%**

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 £190,000.



£190,000

Land for sale

+ Add to report

MANOR PARK, HART VILLAGE

CURRENTLY ADVERTISED

Marketed from 15 Dec 2022 by Downen, Hartlepool

FULLY SERVICED | BUILD YOUR OWN HOME | CHOOSE YOUR OWN DESIGN | CHOOSE YOUR OWN SPEC | ARCHITECT ...



External View

£190,000

Land for sale

+ Add to report

Plot 1 Land At Coldwellburn Mews, Haswell, Durham, DH6

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 May 2022 to 24 Nov 2023 (554 days) by Bradley Hall Chartered Surveyors & Estate Agents, Durham

Bradley Hall are delighted to offer for sale this outstanding 'self-build plot' opportunity situa...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,458 pcm

Land

+ Add to report

Chollerton Drive Business Park, North Tyne Industrial Estate, Whitley Road, Benton, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 4 Apr 2023 to 27 Feb 2024 (328 days) by R A JACKSON & SON LLP, North Shields

SELF CONTAINED YARD SET WITHIN A SECURED FENCED COMPOUND | ESTABLISHED TRADE LOCATION OPPOSITE AS...



£1,250 pcm

Land

+ Add to report

Commercial Road, Coxhoe

NO LONGER ADVERTISED




Marketed from 22 Mar 2022 to 5 Dec 2022 (257 days) by R A JACKSON & SON LLP, North Shields

Industrial & Storage Site | Buildings & Land | Kitchen Facility | WC Facility | Established Locat...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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