

LET PROPERTY PACK

INVESTMENT INFORMATION

Barsloan Grove, Peterlee
SR8 2PY

211504817

 www.letproperty.co.uk





Property Description

Our latest listing is in Barsloan Grove, Peterlee SR8 2PY

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£604** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Peterlee, it will make for a reliable long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 Bedroom

1 Bathroom

Spacious backyard garden

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Market Rent: £604

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 604

Returns Based on Rental Income	£550	£604
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£60.40
Total Monthly Costs	£463.75	£469.15
Monthly Net Income	£86.25	£134.85
Annual Net Income	£1,035.00	£1,618.20
Net Return	2.85%	4.46%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£410.20**
Adjusted To

Net Return **1.13%**

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


Annual Net Income **-£271.80**
Adjusted To

Net Return **-0.75%**

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 £130,000.



2 bedroom semi-detached house for sale [+ Add to report](#)


Alderwood Close, Hartlepool

CURRENTLY ADVERTISED

Marketed from 11 Oct 2024 by igomove, Hartlepool

Igomove are pleased to announce the listing of this superb two bedroomed semi detached house loca...

£130,000


 [View floor plan](#)

Sold price history: [View](#)

12/09/2014	£98,000
22/12/2003	£83,500
04/12/1998	£40,000

EPC: [View](#)

(Approx.) Sqft: **743 sq ft** Price (£) per sqft: **£174.91**



2 bedroom semi-detached house for sale [+ Add to report](#)

Bevan Avenue, Ryhope, Sunderland, SR2

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Sep 2024 by Bradley Hall Chartered Surveyors & Estate Agents, Sunderland



£130,000

Bradley Hall Sunderland are delighted to welcome to the market this delightful two bedroom semi-

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom semi-detached house	+ Add to report
£700 pcm	Woodland View, West Rainton, Houghton Le Spring	
	CURRENTLY ADVERTISED	
	Marketed from 5 Oct 2024 by Safe & Secure Properties, Houghton Le Spring	
	Semi Detached House Two Bedrooms Immaculate and Modern Throughout Available Early November ...	
	🏠 Sold price history:	View
	21/06/2022	£55,000
	💡 EPC:	View
	(Approx.) Sqft: 732 sq ft Price (£) per sqft: £0.96	
	2 bedroom semi-detached house	+ Add to report
£700 pcm	Station Road East, Coxhoe, Durham, County Durham, DH6	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 9 Sep 2024 to 23 Sep 2024 (14 days) by Downen, Durham	
	NICELY PRESENTED HOME PLEASANT POSITION & VIEWS DESIRABLE COXHOE LOCATION LARGE LIVING ACCO...	

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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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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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