

¥

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...







Barsloan Grove, Peterlee SR8 2PY

211504817

3 Bedroom 1 Bathroom Spacious backyard garden Spacious Room

Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £550 Market Rent: £604







Kitchen





Bedrooms





Bathroom







Exterior





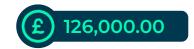
Initial Outlay





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



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

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

))		
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	твс	
Ground Rent	ТВС	
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	<mark>2.85%</mark>	<mark>4.46%</mark>



604

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		
£130,000	Marketed from 11 Oct 2024 by igomove, Hartlepool		
	Igomove are pleased to announce the listing of this superb two bedroomed semi detached house loca		
	Sold price history:	View	
United States	12/09/2014	£98,000	
	22/12/2003	£83,500	
	04/12/1998	£40,000	
Uiew floor plan	Q 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		
£130,000	Marketed from 10 Sep 2024 by Bradley Hall Chartered Surveyors	& Estate Agents, Sunderland	
2130,000	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	
	Woodland View, West Rainton, Houghton Le Spring		
£700 pcm	Marketed from 5 Oct 2024 by Safe & Secure Properties, Houghton L	e Spring	
	Semi Detached House Two Bedrooms Immaculate and Modern Throughout Available Early November		
	Sold price history:	View	
	21/06/2022	£55,000	
	Q EPC:	View	
	(Approx.) Sqft: 732 sq ft Price (£) per sqft: £0.96		
	2 bedroom semi-detached house	+ Add to report	
	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 Dowen, Durh	am	
£700 pcm	NICELY PRESENTED HOME PLEASANT POSITION & VIEWS DESIF LARGE LIVING ACCO	RABLE COXHOE LOCATION	

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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





Barsloan Grove, Peterlee SR8 2PY

211504817

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.

