

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Garfield Street,  
Sunderland, SR4

210646692

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Garfield Street, Sunderland, SR4

Get instant cash flow of **£460** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£639** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Garfield Street,  
Sunderland, SR4

210646692



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fully-Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £460**

**Market Rent: £639**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 67,000

SDLT Charge £3,350

Legal Fees £1,000

Total Investment £71,350

# Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is

£ 639



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



Returns Based on Rental Income	£460	£639
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£46.00	£63.90
Total Monthly Costs	£61.00	£78.90
Monthly Net Income	£399.00	£560.10
Annual Net Income	£4,788.00	£6,721.20
Net Return	6.71%	9.42%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,443**  
Adjusted To

Net Return                      **7.63%**



# 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 £74,950.



£74,950

## 2 bedroom terraced bungalow for sale

Enfield Street, Pallion

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jul 2025 by Alfred Pallas, Fulwell

+ Add to report



£60,000

## 2 bedroom terraced bungalow for sale

Percival Street, Sunderland, SR4

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Mar 2023 to 12 May 2025 (782 days) by Purplebricks, covering Sunderland

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 2 bedroom terraced bungalow

Lincoln Street, Sunderland, Tyne And Wear

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2025 to 21 Oct 2025 (43 days) by Safe & Secure Properties, Houghton Le Spring

+ Add to report



£650 pcm

## 2 bedroom terraced bungalow

Bexley Street, Sunderland, Tyne And Wear, SR4

NO LONGER ADVERTISED

Marketed from 24 Nov 2025 to 15 Dec 2025 (20 days) by Whitehalluk, Gateshead

+ Add to report

# Current Tenant Profile



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: **Moved within the last 2 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.





[www.letproperty.co.uk](http://www.letproperty.co.uk)

Garfield Street, Sunderland, SR4

PROPERTY ID: 210646692

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**