

LET PROPERTY PACK

INVESTMENT INFORMATION

Garfield Street,
Sunderland, SR4

210646692

 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...



LET PROPERTY



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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



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ASSUMED PURCHASE PRICE

£ 67,000

SDLT Charge	£3,350
Legal Fees	£1,000
Total Investment	£71,350

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

Projected Investment Return



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



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

£ 639

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.

A photograph of a two-story terraced bungalow with a light-colored exterior and a dark roof. A yellow van is parked in the driveway. A small sign on the wall reads "ALFRED PALLAS".

£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

A photograph of a two-story terraced bungalow with a red brick exterior and a dark roof. The property has a small garden and a white garage door on the left.

£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**.

A photograph of a two-story terraced bungalow with a grey brick facade and a tiled roof. A red car is parked in front of the property. The property is located in Lincoln Street, Sunderland, Tyne And Wear.

2 bedroom terraced bungalow

[+ Add to report](#)

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

£675 pcm



2 bedroom terraced bungalow

[+ Add to report](#)

Bexley Street, Sunderland, Tyne And Wear, SR4

NO LONGER ADVERTISED

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

£650 pcm

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.



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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.



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