

LET PROPERTY PACK

INVESTMENT INFORMATION

Tower Street West,
Sunderland, SR2

212729860

 www.letproperty.co.uk





Property Description

Our latest listing is in Tower Street West, Sunderland, SR2

This property has a potential to rent for **£605** which would provide the investor a Gross Yield of **9.8%** 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..



Tower Street West,
Sunderland, SR2

212729860



Property Key Features

2 Bedrooms

2 Bathrooms

Modern and Good Condition

Porch and Garage

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £605

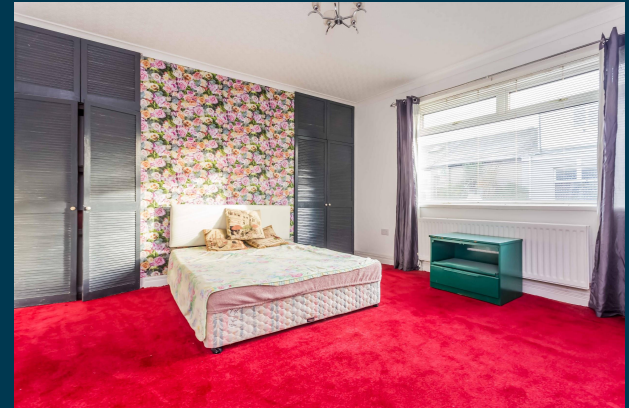
Lounge



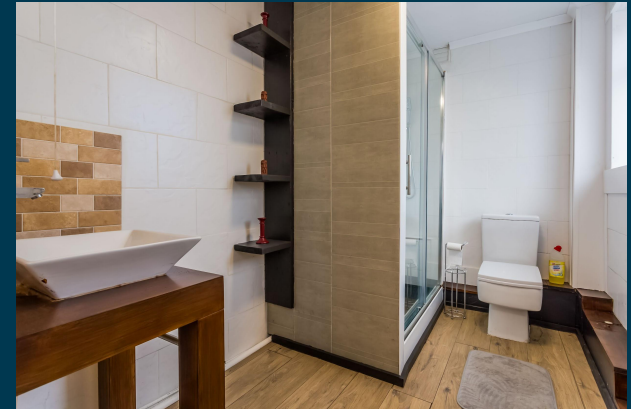
Kitchen



Bedrooms



Bathrooms



Exterior





Figures based on assumed purchase price of £74,000.00 and borrowing of £55,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 74,000

25% Deposit	£18,500.00
SDLT Charge	2220
Legal Fees	£1,000.00
Total Investment	£21,720.00

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	£605
Mortgage Payments on £55,500.00 @ 5%	£231.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£60.50
Total Monthly Costs	£306.75
Monthly Net Income	£298
Annual Net Income	£3,579
Net Return	16.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,369**
Adjusted To

Net Return **10.91%**

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

Annual Net Income **£2,469**
Adjusted To

Net Return **11.37%**

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 £70,000.



£70,000

2 bedroom terraced house for sale

+ Add to report

Tower Street West, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Aug 2022 to 1 May 2023 (254 days) by YOUR MOVE Chris Stonock, Sunderland



£50,000

2 bedroom terraced house for sale

+ Add to report

Tower Street West, Sunderland, Tyne and Wear, SR2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 28 May 2024 by YOUR MOVE Chris Stonock, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom terraced house

+ Add to report

Tower Street West, Sunderland, Tyne and Wear, SR2

CURRENTLY ADVERTISED

Marketed from 21 Nov 2024 by YOUR MOVE Chris Stonock Lettings, Sunderland



£575 pcm

2 bedroom terraced bungalow

+ Add to report

Tower Street West, Sunderland, Tyne and Wear, SR2

NO LONGER ADVERTISED






LET AGREED

Marketed from 4 Jul 2023 to 2 Oct 2023 (90 days) by ElliotLee, Rayners Lane

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: **NO**
-  Standard Tenancy Agreement In Place: **NO**
-  Fully compliant tenancy: **NO**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **VACANT**
-  Payment history: **N/A**

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

Tower Street West, Sunderland, SR2

212729860

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