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LET PROPERTY PACK

INVESTMENT INFORMATION

Blandford Place, Seaham, SR7 7EL

214698988

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Property Description

Our latest listing is in Blandford Place, Seaham, SR7 7EL

Get instant cash flow of £1,148 per calendar month with a 12.6% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







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Property Key Features

Commercial Unit Large Primary Business Area Communal Kitchen Space Easy Access to Local Amenities Factor Fees: TBC Ground Rent: TBC Lease Length: TBC Current Rent: £1,148

Primary Business Area











Bathroom





Exterior



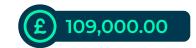






Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,148 per calendar month

Returns Based on Rental Income	£1,148
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£114.80
Total Monthly Costs	<mark>£470.43</mark>
Monthly Net Income	£677.58
Annual Net Income	£8,130.90
Net Return	<mark>24.13%</mark>



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 **£5,834.90** Adjusted To

Net Return 17.31%

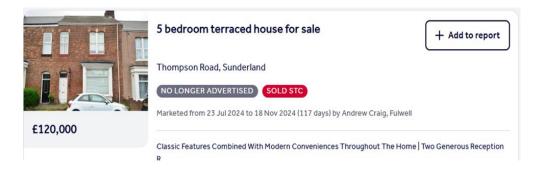
If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£6,495.90** Adjusted To

Net Return 19.28%

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 £120,000.



	5 bedroom terraced house for sale	+ Add to report
	Chester Road, Sunderland	
	NO LONGER ADVERTISED	
C110.000	Marketed from 19 Sep 2024 to 23 Dec 2024 (95 days) by Safe & Secure Properties, F	loughton Le Spring
£110,000	Five Bedrooms Mid Terraced House Great Investment Opportunity Vacant Posse	ession Previousl



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+









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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.

