

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blandford Place, Seaham,  
SR7 7EL

214698988

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





## 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...



Blandford Place, Seaham,  
SR7 7EL

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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



# Kitchen



# 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

£ 109,000.00

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



# Projected Investment Return



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



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.



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

# 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](#)


Thompson Road, Sunderland

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 23 Jul 2024 to 18 Nov 2024 (117 days) by Andrew Craig, Fulwell

**£120,000**

Classic Features Combined With Modern Conveniences Throughout The Home | Two Generous Reception R



**5 bedroom terraced house for sale** [+ Add to report](#)

Chester Road, Sunderland

**NO LONGER ADVERTISED**

Marketed from 19 Sep 2024 to 23 Dec 2024 (95 days) by Safe & Secure Properties, Houghton Le Spring






**£110,000**

Five Bedrooms | Mid Terraced House | Great Investment Opportunity | Vacant Possession | Previousl...

# 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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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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