

LET PROPERTY PACK

INVESTMENT INFORMATION

Argent Street, Peterlee
SR8

217476091

 www.letproperty.co.uk





Property Description

Our latest listing is in Argent Street, Peterlee SR8

This property has a potential to rent for **£555** which would provide the investor a Gross Yield of **11.1%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Kitchen

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £555

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

| | |
|------------------|------------|
| 25% Deposit | £15,000.00 |
| SDLT Charge | £3,000 |
| Legal Fees | £1,000.00 |
| Total Investment | £19,000.00 |

Projected Investment Return



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



| | |
|--------------------------------------|-----------|
| Returns Based on Rental Income | £555 |
| Mortgage Payments on £45,000.00 @ 5% | £187.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | Freehold |
| Letting Fees | £55.50 |
| Total Monthly Costs | £258.00 |
| Monthly Net Income | £297.00 |
| Annual Net Income | £3,564.00 |
| Net Return | 18.76% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,454.00**
Adjusted To

Net Return **12.92%**

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

Annual Net Income **£2,664.00**
Adjusted To

Net Return **14.02%**

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

3 bedroom terraced house for sale

+ Add to report

Peterlee

NO LONGER ADVERTISED

Marketed from 27 Oct 2021 to 29 Apr 2022 (183 days) by Quicklisters, Nationwide



£45,000

3 bedroom terraced house for sale

+ Add to report

Argent Street, Peterlee, SR8

NO LONGER ADVERTISED

Marketed from 5 Mar 2021 to 8 Apr 2021 (34 days) by Collier Estates, Hartlepool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

3 bedroom terraced house

+ Add to report

Argent Street, Easington, Peterlee, Durham, SR8 3QA

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Nov 2024 to 10 Jan 2025 (43 days) by Pattinson Estate Agents, Peterlee



£475 pcm

3 bedroom terraced house

+ Add to report

Argent Street, Easington, Co, Durham, SR8

NO LONGER ADVERTISED

Marketed from 6 Sep 2023 to 5 Oct 2023 (29 days) by Holbrook & Co, Seaham

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**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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.



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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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