

LET PROPERTY PACK

INVESTMENT INFORMATION

Tadcaster Road, Thorney
Close, Sunderland, SR3
4NP

219390498

 www.letproperty.co.uk





Property Description

Our latest listing is in Tadcaster Road, Thorney Close, Sunderland, SR3 4NP

Get instant cash flow of **£650** per calendar month with a **7.09%** Gross Yield for investors.

This property has a potential to rent for **£867** which would provide the investor a Gross Yield of **9.46%** 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...



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Property Key Features

3 Bedrooms

2 Bathrooms

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £867

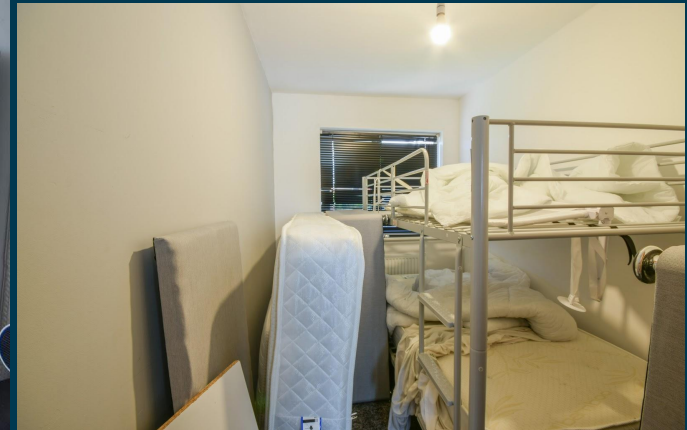
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return

The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 867



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



Returns Based on Rental Income	£650	£867
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£86.70
Total Monthly Costs	£439.38	£461.08
Monthly Net Income	£210.63	£405.93
Annual Net Income	£2,527.50	£4,871.10
Net Return	7.12%	13.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,137.10**
Adjusted To

Net Return **8.84%**

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

Annual Net Income **£3,146.10**
Adjusted To

Net Return **8.86%**

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 £135,000.



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Southend Road, Sunderland, Tyne and Wear, SR3

NO LONGER ADVERTISED

Marketed from 6 Feb 2024 to 16 Sep 2024 (222 days) by Downen, Sunderland

SEMI-DETACHED | FREEHOLD | REAR GARDEN | 3 BEDROOMS | DBL GLZ / GCH | NO ONWARD CHAIN



£130,000

3 bedroom semi-detached house for sale

+ Add to report

Monkwood Square, Sunderland

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Nov 2024 to 19 May 2025 (173 days) by Good Move, Leeds

Calling all buyers in a position to proceed quickly | Three bedroom semi detached house | Council...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £915 based on the analysis carried out by our letting team at **Let Property Management**.



£915 pcm

3 bedroom semi-detached house

+ Add to report

Pennywell Road, Sunderland, SR4

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 22 Mar 2025 (22 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2394698



£900 pcm

3 bedroom semi-detached house

+ Add to report

Forest Road, Sunderland, Tyne and Wear, SR4

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 7 Oct 2024 (4 days) by Everbest Properties, Newcastle


Semi-Detached | Three Bedrooms | Living room | Spacious Kitchen/Diner | Family Bathroom | Modern ...

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**

 Current term of tenancy: **2 years**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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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