

LET PROPERTY PACK

INVESTMENT INFORMATION

Kemp Road, Peterlee, SR8
2AA

222747466

 www.letproperty.co.uk





Property Description

Our latest listing is in Kemp Road, Peterlee, SR8 2AA

Get instant cash flow of **£675** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

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...



LET PROPERTY



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Property Key Features

4 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return



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



The monthly rent of this property is currently set at £675.00 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£675.00	£850.00
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£67.50	£85.00
Total Monthly Costs	£513.75	£531.25
Monthly Net Income	£161.25	£318.75
Annual Net Income	£1,935.00	£3,825.00
Net Return	4.54%	8.97%

Return Stress Test Analysis Report



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

Annual Net Income **£2,125.00**
Adjusted To

Net Return **4.98%**

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

Annual Net Income **£1,755.00**
Adjusted To

Net Return **4.11%**

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.



£120,000

4 bedroom semi-detached house for sale

[+ Add to report](#)

Basingstoke Road, Peterlee, Durham

CURRENTLY ADVERTISED

Marketed from 28 Nov 2025 by Springbok Properties, Nationwide



£105,000

4 bedroom semi-detached house for sale

[+ Add to report](#)

Newark Close, Peterlee, Durham, SR8 2AS

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2024 to 17 Dec 2024 (159 days) by Pattinson Estate Agents, Peterlee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

4 bedroom semi-detached house

+ Add to report

Newark Close, Peterlee, Durham

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Oct 2024 to 28 Nov 2024 (42 days) by Hunters, Peterlee



£750 pcm

4 bedroom semi-detached house

+ Add to report

Eden Lane, Peterlee, Durham, SR8 5ND

NO LONGER ADVERTISED LET AGREED

Marketed from 21 Nov 2024 to 20 Dec 2024 (29 days) by Pattinson Estate Agents, Peterlee

Current Tenant Profile



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: **Moved in within the last 2 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.



LET PROPERTY