


LET PROPERTY PACK

INVESTMENT INFORMATION

High Street West
Sunderland, SR1

198746299

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street West Sunderland, SR1

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** 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...



High Street West
Sunderland, SR1

198746299



Property Key Features

1 bedroom

1 bathroom

Three piece bathroom

Easy access to Local Amenities

Factor Fees: TBC

Ground Rent: £12 pm

Lease Length: 107 years

Current Rent: £550

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at £75.00% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4 , 800.00
Legal Fees	£ 1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 600



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.



Returns Based on Rental Income	£550	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	£12 PM	
Letting Fees	£55.00	£60.00
Total Monthly Costs	£320.00	£325.00
Monthly Net Income	£230.00	£275.00
Annual Net Income	£2,760.00	£3,300.00
Net Return	10.70%	12.79%

Return Stress Test Analysis Report



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

Annual Net Income	£2,100.00
Adjusted To	
Net Return	8.14%

If Interest Rates increased by £2.00% (from 5% to £7.00%)

Annual Net Income	£2,100.00
Adjusted To	
Net Return	8.14%

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 £130,000.



£89,000



Floorplan

1 bedroom apartment for sale

The Mowbray, Borough Road

+ Add to report

NO LONGER ADVERTISED

HEART OF THE CITY CENTRE | PRIVATE BALCONY | OPEN PLAN APARTMENT | FURNISHED | GREAT INVESTMENT...

SOLD PRICE HISTORY

9 Oct 2007

£130,000



£84,950

1 bedroom flat for sale

West Sunnyside, City Centre, Sunderland, Tyne and Wear, SR1 1BH

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

LARGE FIRST FLOOR APARTMENT | ONE BEDROOM | LISTED CITY CENTRE LANDMARK BUILDING | SECURE ENTRY S...

Marketed from 12 Dec 2020 to 31 Aug 2022 (627 days) by Pattinson Estate Agents, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £820 based on the analysis carried out by our letting team at **Let Property Management**.



£820 pcm

1 bedroom apartment

Quarter Bank, Fawcett Street, Sunderland, SR1

NO LONGER ADVERTISED

THIRD FLOOR ONE BEDROOM APARTMENT | Furnished to a superb level | City centre location | COUNCIL ...

Marketed from 5 May 2023 to 28 Jul 2023 (84 days) by Hackett Property, Sunderland

+ Add to report



£800 pcm

1 bedroom apartment

Quarter Bank, Fawcett Street, Sunderland, SR1

NO LONGER ADVERTISED

LET AGREED

ONE BEDROOM SECOND FLOOR APARTMENT | Council Tax Band - To Be Confirmed | Damage Deposit £923.07 ...

Marketed from 18 Aug 2022 to 18 Oct 2022 (60 days) by Hackett Property, Sunderland

+ Add to report

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 Short Assured Tenancy Agreement In Place: **YES**
- ✓ Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **0 - 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.



 www.letproperty.co.uk

High Street West Sunderland, SR1

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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