

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tees St, Horden, Peterlee  
SR8

205703744

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





## Property Description

Our latest listing is in Tees St, Horden, Peterlee SR8

Get instant cash flow of **£425** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **11.0%** 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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Three Piece Bathroom**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £425**

**Market Rent: £550**

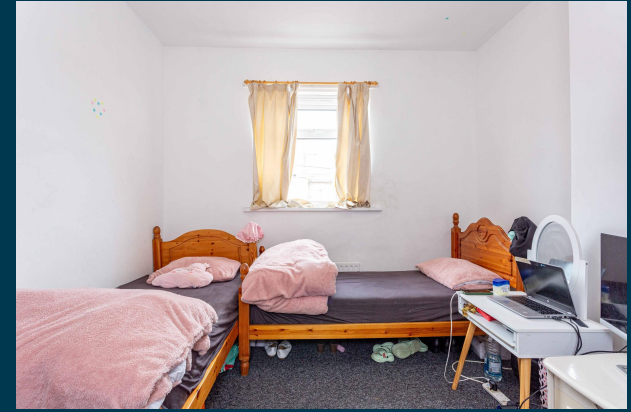
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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	£1,800
Legal Fees	£1,000.00
Total Investment	£17,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£425	£550
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£42.50	£55.00
<b>Total Monthly Costs</b>	<b>£245.00</b>	<b>£257.50</b>
<b>Monthly Net Income</b>	<b>£180.00</b>	<b>£292.50</b>
<b>Annual Net Income</b>	<b>£2,160.00</b>	<b>£3,510.00</b>
<b>Net Return</b>	<b>12.13%</b>	<b>19.72%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,410.00**  
Adjusted To

Net Return                      **13.54%**

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

Annual Net Income      **£2,610.00**  
Adjusted To

Net Return                      **14.66%**

# 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 £66,999.



£39,950

## 2 bedroom terraced house for sale

Horden, SR8 4NF

+ Add to report

NO LONGER ADVERTISED

Gas Central Heating Combi Boiler | Double Bedrooms

### SOLD PRICE HISTORY

4 May 2023	£66,999
18 Apr 2019	£17,500
28 Jun 2018	£22,500

Marketed from 30 Aug 2022 to 30 Aug 2022 by Next2Move Sales and Lettings, Peterlee



£37,000

Tees Street, Horden, Durham, SR8 4NF

NO LONGER ADVERTISED **SOLD STC**

Exceptional Investment | 13% Yield Rent Potential | Two Bedrooms | Lounge | Dining Kitchen | Bath...

### SOLD PRICE HISTORY

24 Jul 2020	£34,000
28 Sep 2018	£39,000

Marketed from 5 Oct 2019 to 24 Jul 2020 (293 days) by Hunters, Peterlee

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 2 bedroom semi-detached house

Gilesgate, Durham, DH1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 2004113

Marketed from 28 Feb 2024 to 11 Apr 2024 (42 days) by OpenRent, London



£1,040 pcm

## 2 bedroom semi-detached house

Mackintosh Court, Gilesgate, Durham

+ Add to report

NO LONGER ADVERTISED






Immaculately Maintained | Fully Furnished | 3 Bed Semi Detached House | Downstairs WC | Lounge | ...

SOLD PRICE HISTORY

# 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: **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.



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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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