


LET PROPERTY PACK

INVESTMENT INFORMATION

Blandford Place, Seaham,
SR7 7EL

210709972

 www.letproperty.co.uk





Property Description

Our latest listing is in Blandford Place, Seaham, SR7 7EL

Get instant cash flow of **£420** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£618** which would provide the investor a Gross Yield of **14.5%** 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...



Blandford Place, Seaham,
SR7 7EL

210709972



Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 3 years

Current Rent: £420

Market Rent: £618

Lounge



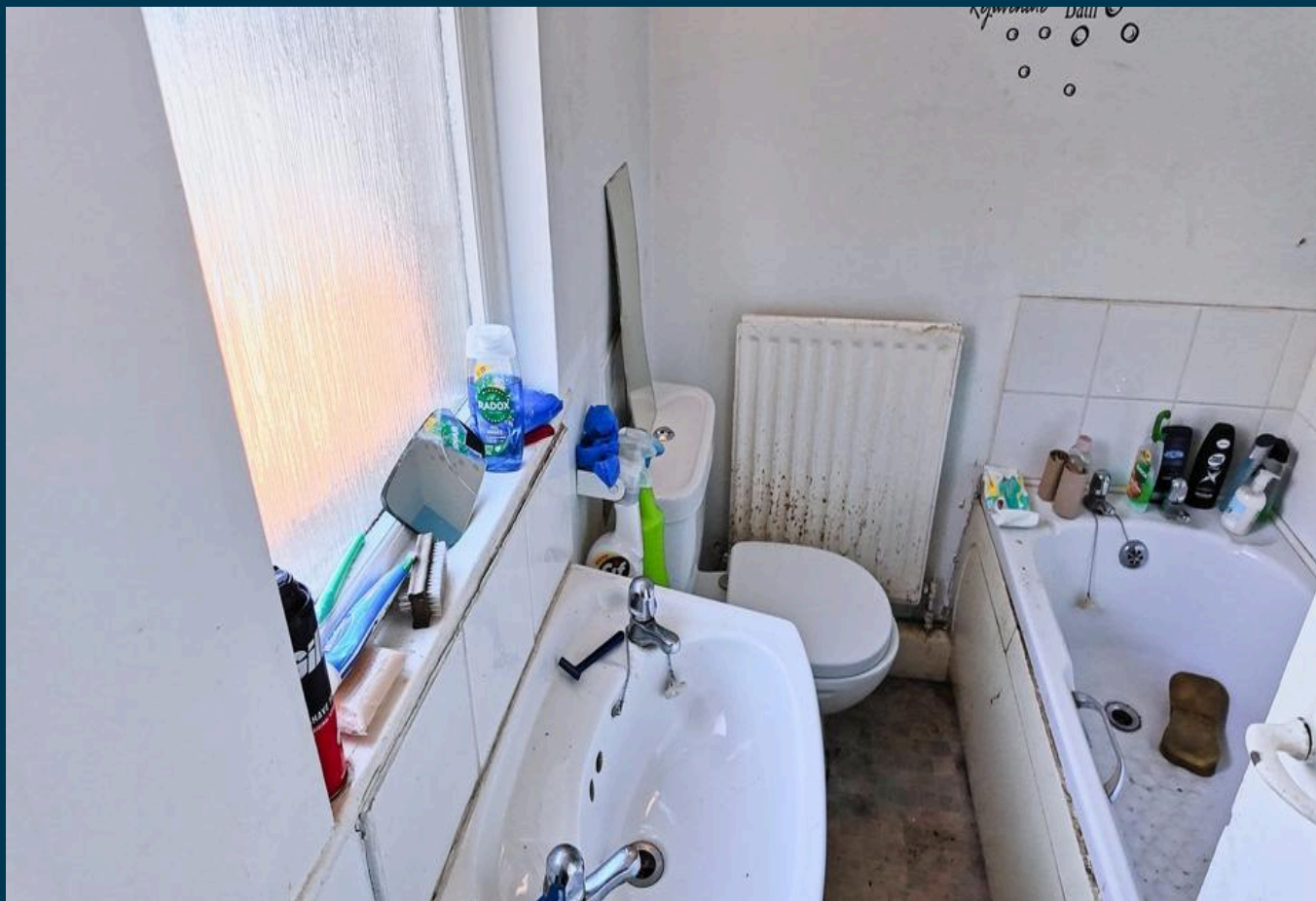
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 51,000

SDLT Charge £2,550

Legal Fees £1,000

Total Investment £54,550

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is

£ 618



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	£420	£618
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£42.00	£61.80
Total Monthly Costs	£87.00	£106.80
Monthly Net Income	£333.00	£511.20
Annual Net Income	£3,996.00	£6,134.40
Net Return	7.33%	11.25%

Return Stress Test Analysis Report



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

Annual Net Income **£4,898**

Adjusted To

Net Return **8.98%**



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 £52,500.



£52,500

1 bedroom apartment for sale

+ Add to report

The Elms West, Ashbrooke, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Feb 2024 to 21 Oct 2024 (244 days) by Martin & Co, Sunderland

SOLD WITH TENANT IN SITU | ANNUAL RENT OF £5400 | GROSS YIELD OF 10.3% | 1 BEDROOM APARTMENT | OP...



£52,000

1 bedroom apartment for sale

+ Add to report

Bog Row, Hetton Le Hole, DH5

NO LONGER ADVERTISED

Marketed from 19 Apr 2024 to 21 Oct 2024 (185 days) by Hegartys Estate Agents, Houghton le Spring

1 Bedroom | Entrance Hall | Lounge | Kitchen | Bathroom | Tenure: Leasehold | Council Tax Band: A...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £640 based on the analysis carried out by our letting team at **Let Property Management**.



£640 pcm

1 bedroom flat

Argyle Street, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 16 Feb 2024 to 26 Feb 2024 (9 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1990453

+ Add to report



£625 pcm

1 bedroom flat

Argyle Street, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 30 Jan 2024 to 5 Feb 2024 (6 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1935432

+ Add to report

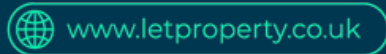
Current Tenant Profile



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 Tenancy Agreement In Place: **Yes**
- ✓ Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **5 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.



Blandford Place, Seaham, SR7 7EL

PROPERTY ID: 12345678

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.

