

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Horden, Peterlee, SR8

212737778

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





## Property Description

Our latest listing is in Horden, Peterlee, SR8

Get instant cash flow of **£450** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **13.2%** 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**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £595**

# Lounge

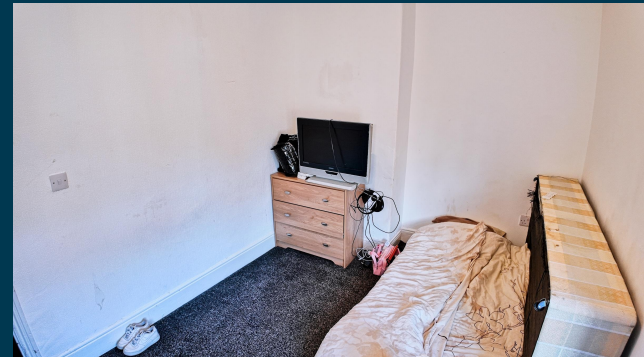




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £54,000.00 and borrowing of £40,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 54,000.00

25% Deposit	£13,500.00
SDLT Charge	£1,620
Legal Fees	£1,000.00
Total Investment	£16,120.00

# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 595

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	£450	£595
Mortgage Payments on £40,500.00 @ 5%	£168.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	0	
Ground Rent	Freehold	
Letting Fees	£45.00	£59.50
Total Monthly Costs	£228.75	£243.25
Monthly Net Income	£221.25	£351.75
Annual Net Income	£2,655.00	£4,221.00
Net Return	16.47%	26.18%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,031.00**  
Adjusted To

Net Return                      **18.80%**

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

Annual Net Income      **£3,411.00**  
Adjusted To

Net Return                      **21.16%**



# 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 £49,950.



£49,950

## 2 bedroom terraced house for sale

Seventh Street, Horden, Peterlee, Durham, SR8 4LX

NO LONGER ADVERTISED

Marketed from 22 May 2024 to 27 Jun 2024 (35 days) by Pattinson Estate Agents, Peterlee

+ Add to report



£45,000

## 2 bedroom terraced house for sale

Seventh Street, Horden, Peterlee, Durham, SR8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Jul 2024 by Reeds Rains, Durham City

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

Fifth Street, Peterlee, SR8

NO LONGER ADVERTISED

Marketed from 23 Nov 2024 to 1 Dec 2024 (8 days) by OpenRent, London

+ Add to report



£575 pcm

## 2 bedroom bungalow

Dene Bank Avenue, Horden County Durham, SR8 4SH

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 6 Aug 2024 (34 days) by Hunters, Peterlee

+ 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: **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.



**LETPROPERTY**