

LET PROPERTY PACK

INVESTMENT INFORMATION

Boulmer Lea, Seaham, SR7
7WL

215072403

 www.letproperty.co.uk





Property Description

Our latest listing is in Boulmer Lea, Seaham, SR7 7WL

This property has a potential to rent for **£3,670** which would provide the investor a Gross Yield of **5.7%** 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...



Boulmer Lea, Seaham,
SR7 7WL

215072403



Property Key Features

7 Bedrooms

4 Bathrooms

In House Gymnasium and Bar

Modern Kitchen and Bathroom

Easy Access to Local Amenities

Ensuites and WC

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,670

Lounge



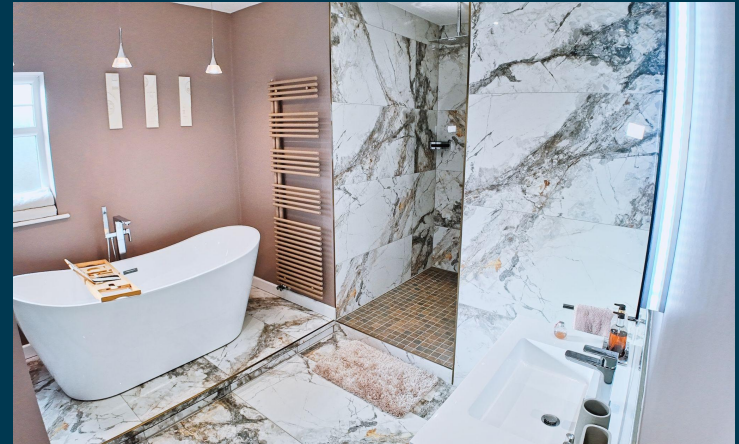
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £771,000.00 and borrowing of £578,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 771,000.00

25% Deposit	£192,750.00
SDLT Charge	£64,600
Legal Fees	£1,000.00
Total Investment	£258,350.00

Projected Investment Return



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	£3,670
Mortgage Payments on £578,250.00 @ 5%	£2,409.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£367.00
Total Monthly Costs	£2,791.38
Monthly Net Income	£878.63
Annual Net Income	£10,543.50
Net Return	4.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,203.50**
Adjusted To

Net Return **1.24%**

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

Annual Net Income **-£1,021.50**
Adjusted To

Net Return **-0.40%**

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 £800,000.



£800,000

7 bedroom terraced house for sale

+ Add to report

Alexandria Crescent, Crossgate Moor, Durham, DH1 4EE

NO LONGER ADVERTISED

Marketed from 18 Apr 2024 to 23 Oct 2024 (188 days) by Greetham Gilbert, Jesmond

7 Bedroom HMO student property | Accommodation over 3 floors | All double bedrooms | Open plan lo...



£795,000

7 bedroom terraced house for sale

+ Add to report

Cleveland Terrace, Darlington

NO LONGER ADVERTISED

Marketed from 11 Apr 2024 to 19 Sep 2024 (161 days) by Venture Properties, Darlington

Impressive Family Home | Seven Bedrooms | Four Reception Rooms | Gardens & Garage | EPC Rating E ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,791 based on the analysis carried out by our letting team at **Let Property Management**.



£3,791 pcm

7 bedroom terraced house

+ Add to report

Claremont Terrace, Newcastle Upon Tyne, NE2

CURRENTLY ADVERTISED

Marketed from 11 Jan 2021 by Property Stop, Newcastle upon Tyne

£125.00 PPPW | Great Location | Large Lounge | Large Kitchen | Close to Both Universities | Cit...



£3,780 pcm

7 bedroom terraced house

+ Add to report

Grosvenor Road, Jesmond

NO LONGER ADVERTISED LET AGREED

Marketed from 31 Oct 2024 to 8 Jan 2025 (68 days) by Rook Matthews Sayer, Jesmond

Seven bedroom house | Five en-suite shower room WCs | Separate bathroom WC | EPC D | £124.61 pppw...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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