

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawes Road, Peterlee, SR8
5HS

215369494

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawes Road, Peterlee, SR8 5HS

Get instant cash flow of **£500** per calendar month with a **7.4%** Gross Yield for investors.

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...



Hawes Road, Peterlee,
SR8 5HS

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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Back Garden

Street Parking Available

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month



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	£500
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£50.00
Total Monthly Costs	£318.13
Monthly Net Income	£181.88
Annual Net Income	£2,182.50
Net Return	8.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,182.50**
Adjusted To

Net Return **4.67%**

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


Annual Net Income **£967.50**
Adjusted To

Net Return **3.82%**

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 £85,000.



£85,000

2 bedroom terraced house for sale


Delavale Close, Peterlee, Durham, SR8 5RH

NO LONGER ADVERTISED

Marketed from 17 Jan 2024 to 29 Jan 2024 (12 days) by Pattinson Estate Agents, Peterlee

2/3 Double Bedrooms | Loft Room | Fully Refurbished | Brand New Fixtures/Fittings | Turn Key Read...

[+ Add to report](#)



£84,999

2 bedroom terraced house for sale

Nottingham Place, Peterlee

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Aug 2024 to 22 Nov 2024 (99 days) by igomove, Covering North East


No Chain Involved | 3 Reception Rooms | Gardens To The Front & Rear | Extended | Gas Central Heat...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

2 bedroom terraced house


Basingstoke Road, Peterlee, SR8 2AR

NO LONGER ADVERTISED **LET AGREED**

Marketed from 21 Feb 2024 to 4 Mar 2024 (11 days) by Habodel Property Services Ltd, Doncaster

Recently Refreshed | Modern Kitchen | Modern Bathroom | Pets Negoitable

[+ Add to report](#)



£525 pcm

2 bedroom terraced house

Warren Street, Sunderland, SR8

NO LONGER ADVERTISED

Marketed from 8 Feb 2024 to 14 Feb 2024 (5 days) by Northwood, Newcastle

Viewings Recommended | Popular Location

[+ 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**



Current term of tenancy: **0-2 years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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