

# LET PROPERTY PACK

## INVESTMENT INFORMATION

John Street, Peterlee, SR8  
3LS

214797804

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





## Property Description

Our latest listing is in John Street, Peterlee, SR8 3LS

This property has a potential to rent for **£474** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

**Don't miss out on this fantastic investment opportunity...**



John Street, Peterlee, SR8  
3LS

214797804



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Ideal Starter Home for First-Time Buyers**

**Parking Space Available**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: £41.67 pm**

**Lease Length: 995 years**

**Market Rent: £474**

# Lounge



# Kitchen





# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 52,000

SDLT Charge £2,600

Legal Fees £1,000

Total Investment £55,600



# 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	£474
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£41.67
Letting Fees	£47.40
Total Monthly Costs	£104.07
Monthly Net Income	£369.93
Annual Net Income	£4,439.16
Net Return	7.98%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,491**  
Adjusted To

Net Return                      **6.28%**

# 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 £60,000.



£60,000

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

Chaplin Street, Seaham

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Nov 2024 to 4 Mar 2025 (107 days) by Good Life Homes Sales and Lettings, Sunderland

SPACIOUS 2 DOUBLE BEDROOM END OF TERRACE | WELL PRESENTED INTERNALLY | GROUND FLOOR BATHROOM | FP...



£53,000

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

Byron Street, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Nov 2024 to 25 Apr 2025 (163 days) by Downen, Peterlee

NO ONWARD CHAIN | TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | REAR YARD | ON STREET PARKING | ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £630 based on the analysis carried out by our letting team at **Let Property Management**.



£630 pcm

## 2 bedroom end of terrace house

Wetherburn Avenue, Murton

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2025 to 19 Mar 2025 (39 days) by BETTER HOMES NORTH EAST LTD, Washington

**\*\*REDUCED MOVE IN COSTS / AVAILABLE IMMEDIATELY\*\*\*** Wetherburn Avenue, SR7 9ET – Stunning 2 Bedroo...

+ Add to report



£500 pcm

## 2 bedroom end of terrace house

Noble Street, Peterlee, Co. Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Dec 2024 to 30 Jan 2025 (48 days) by David Bailes, Stanley

Recently refurbished 2-bedroom end-terraced house. | Bright lounge with open access to a modern k...

+ 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: **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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John Street, Peterlee, SR8 3LS

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.



**LETPROPERTY**