

LET PROPERTY PACK

INVESTMENT INFORMATION

Twelfth Street, Horden,
Peterlee, SR8 4QH

215520480

 www.letproperty.co.uk





Property Description

Our latest listing is in Twelfth Street, Horden, Peterlee, SR8 4QH

Get instant cash flow of **£500** per calendar month with a **10%** Gross Yield for investors.

This property has a potential to rent for **£548** which would provide the investor a Gross Yield of **10.96%** 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...



Twelfth Street, Horden,
Peterlee, SR8 4QH

215520480



Property Key Features

3 Bedrooms

1 Bathroom

Private rear garden

On-street parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £548

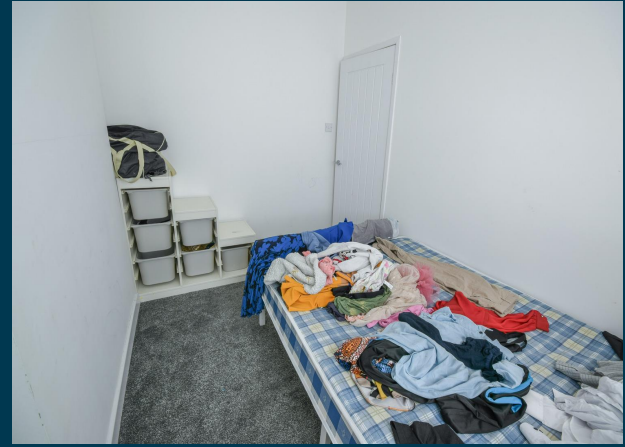
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 548



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	£548
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£54.80
Total Monthly Costs	£280.63	£285.43
Monthly Net Income	£219.38	£262.58
Annual Net Income	£2,632.50	£3,150.90
Net Return	12.13%	14.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,054.90**
Adjusted To

Net Return **9.47%**

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

Annual Net Income **£2,115.90**
Adjusted To

Net Return **9.75%**

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 £72,000.



£72,000

3 bedroom terraced house for sale

+ Add to report

Brandlings Way, Peterlee, SR8

CURRENTLY ADVERTISED

Marketed from 22 Nov 2024 by Purplebricks, covering Sunderland

No Onward Chain | Three Bedroom Semi Detached Family Home | Ideal Investment Opportunity | Garden...



£70,000

3 bedroom terraced house for sale

+ Add to report

Park View, Horden, Peterlee, Durham, SR8 4DE

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2023 to 27 Jan 2025 (459 days) by Pattinson Estate Agents, Peterlee

3 Bed Family Home | No Upper Chain | Achievable Rent Of £600pcm | Fixed Price Heating | GCH & Dou...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

3 bedroom terraced house

+ Add to report

Troutbeck Way, Peterlee, Durham, SR8 5NA

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Oct 2024 to 25 Jan 2025 (110 days) by Pattinson Estate Agents, Peterlee

Three Bedroom | Family Location | Spacious Throughout | Council Tax Band - A - Durham Council



£600 pcm

3 bedroom terraced house

+ Add to report

Herton Close, Peterlee, SR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jan 2025 to 6 Mar 2025 (37 days) by Sillars Investments, Lettings & Management, Darlington

DEPOSIT FREE OPTIONS AVAILABLE | Three Bedroom Family Home | Two Reception Rooms | Garden to Rear...

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.



www.letproperty.co.uk

Twelfth Street, Horden, Peterlee, SR8 4QH

215520480

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