

LET PROPERTY PACK

INVESTMENT INFORMATION

Robert Street, New
Silksworth, Sunderland,
SR3 2DU

219348736

 www.letproperty.co.uk





Property Description

Our latest listing is in Robert Street, New Silksworth, Sunderland, SR3 2DU

Get instant cash flow of **£550** per calendar month with a **8.46%** Gross Yield for investors.

This property has a potential to rent for **£651** which would provide the investor a Gross Yield of **10.02%** 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

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £651

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 651

Returns Based on Rental Income	£550	£651
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£65.10
Total Monthly Costs	£351.25	£361.35
Monthly Net Income	£198.75	£289.65
Annual Net Income	£2,385.00	£3,475.80
Net Return	8.52%	12.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,173.80**
Adjusted To

Net Return **7.76%**

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

Annual Net Income **£2,125.80**
Adjusted To

Net Return **7.59%**

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 £99,500.



£99,500

2 bedroom cottage for sale

+ Add to report

Leechmere Road , Grangetown, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Nov 2023 to 14 Aug 2024 (259 days) by Safe & Secure Properties, Houghton Le Spring

Two Bedrooms | Mid Terraced Cottage | Gas Central Heating & Double Glazing | No Onward Chain | Ya...



£95,000

2 bedroom terraced house for sale

+ Add to report

Ainthorpe Close, Tunstall

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2024 to 30 Aug 2024 (84 days) by Andrew Craig, Sunderland

Prime Cul-de-sac Location | Popular Residential Estate | Close Proximity to Quality Local Schools...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom terraced house

+ Add to report

Shrewsbury Crescent (E), Sunderland, Tyne & Wear

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Apr 2025 to 30 Jun 2025 (82 days) by Safe & Secure Properties, Houghton Le Spring

Mid Terraced House | Two Bedrooms | Available Early May 2025! | Popular Location | Ideal for a Va...



£675 pcm

2 bedroom terraced house

+ Add to report

Londonderry Street, Silksworth, Sunderland

NO LONGER ADVERTISED

Marketed from 25 Mar 2025 to 28 Jul 2025 (125 days) by Safe & Secure Properties, Houghton Le Spring

Mid Terraced House | Two Bedrooms | Two Reception Rooms | Newly Decorated and Carpeted Throughout...

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: **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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Sunderland, SR3 2DU

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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