

LET PROPERTY PACK

INVESTMENT INFORMATION

Halstead Square,
Sunderland, SR4

220052990

 www.letproperty.co.uk





Property Description

Our latest listing is in Halstead Square, Sunderland, SR4

Get instant cash flow of **£525** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **8.4%** 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...



Halstead Square,
Sunderland, SR4

220052990



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Garden Ground Space

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £718

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

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 £525 per calendar month but the potential market rent is

£ 718

Returns Based on Rental Income	£525	£718
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£71.80
Total Monthly Costs	£389.38	£408.68
Monthly Net Income	£135.63	£309.33
Annual Net Income	£1,627.50	£3,711.90
Net Return	5.10%	11.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,275.90**
Adjusted To

Net Return **7.13%**

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

Annual Net Income **£2,166.90**
Adjusted To

Net Return **6.79%**

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 £100,000.



£100,000

2 bedroom semi-detached house for sale

+ Add

Holborn Road, Hylton Lane Estate, Sunderland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Apr 2025 by Good Life Homes Sales and Lettings, Sunderland



£99,995

2 bedroom semi-detached house for sale

+ Add to

Holborn Road, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2021 to 1 Oct 2021 (111 days) by Good Life Homes Sales and Lettings, Sun

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Holborn Road, Hylton Lane, Sunderland, Tyne and Wear, SR4 8AR

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jan 2024 to 20 Feb 2024 (24 days) by Pattinson Estate Agents, Houghton Le Spring

+ Add to report



£700 pcm

2 bedroom terraced house

Hartford Road, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2024 to 12 Aug 2024 (40 days) by Martin & Co, Sunderland

+ 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: **3 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.



Halstead Square, Sunderland, SR4

220052990

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