

LET PROPERTY PACK

INVESTMENT INFORMATION

South Crescent, Horden,
Peterlee, SR8 4AF

220208954

 www.letproperty.co.uk





Property Description

Our latest listing is in South Crescent, Horden, Peterlee, SR8 4AF

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£564** which would provide the investor a Gross Yield of **11.28%** 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 Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £564

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 £450 per calendar month but the potential market rent is

£564



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



Returns Based on Rental Income	£450	£564
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£56.40
Total Monthly Costs	£275.63	£287.03
Monthly Net Income	£174.38	£276.98
Annual Net Income	£2,092.50	£3,323.70
Net Return	9.64%	15.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,195.70**
Adjusted To

Net Return **10.12%**

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

Annual Net Income **£2,288.70**
Adjusted To

Net Return **10.55%**

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 £75,000.



£75,000

2 bedroom semi-detached house for sale

+ Add to report

Eden Lane, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Dec 2024 to 14 Apr 2025 (118 days) by Downen, Peterlee

NO ONWARD CHAIN | TWO DOUBLE BEDROOMS | TWO RECEPTION ROOMS | UTILITY ROOM | UPSTAIRS BATHROOM | ...



£70,000

2 bedroom semi-detached house for sale

+ Add to report

Helford Road, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Apr 2025 to 1 Aug 2025 (111 days) by Downen, Peterlee

Welcome to Helford Road, an inviting and spacious two-bedroom semi-detached house that perfectly ...

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

2 bedroom semi-detached house

+ Add to report

Rydal Crescent, Peterlee

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Feb 2025 to 30 Apr 2025 (74 days) by NGU HOMES, Gateshead

Two Bedroom End Terrace House | Modern Fitted Kitchen | Feature Fireplace | Spacious Living | Lar...



£600 pcm

2 bedroom semi-detached house

+ Add to report

Lindisfarne, Oakerside, Peterlee, Durham, SR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2024 to 9 Oct 2024 (1 days) by YOUR MOVE Chris Stonock Lettings, Sunderland

Ideal Location | New Carpets Throughout | EPC Grade D | Council Tax Band A

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.



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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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