


LET PROPERTY PACK

INVESTMENT INFORMATION

Borough Road,
Sunderland, SR1

218414805

 www.letproperty.co.uk





Property Description

Our latest listing is in Horizon House, Borough Road, Sunderland, SR1

Get instant cash flow of **£500** per calendar month with a **18.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **18.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

1 Bedroom

1 Bathroom

Cozy room

Easy Access to Local Amenities

Factor Fees: £150.00 PM

Ground Rent: £12.50 PM

Lease Length: 245 years

Current Rent: £500

Market Rent: £500

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 32,000

SDLT Charge £0

Legal Fees £1,000

Total Investment £33,000

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 £500 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£500	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£12.50	
Letting Fees	£50.00	£50.00
Total Monthly Costs	£227.50	£227.50
Monthly Net Income	£272.50	£272.50
Annual Net Income	£3,270.00	£3,270.00
Net Return	9.91%	9.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,270**
Adjusted To

Net Return **6.88%**

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 £30,000.



£30,000

Studio flat for sale

[+ Add to report](#)

All Saints, Portobello Lane, Sunderland, SR6 0DN

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Sep 2024 to 31 Jan 2025 (144 days) by yieldit, Manchester

Hands off investment opportunity | Private student accomodation | Studio apartment | Fully furnis...



£29,000

Studio flat for sale

[+ Add to report](#)

Borough Road, Sunderland, Tyne and Wear, SR1 1HR

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 23 Jun 2025 (263 days) by Pattinson Estate Agents, Sunderland

1 Bedroom Studio Apartment | Citiy centre location | Communal Gym. café and cinema room |

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £525 based on the analysis carried out by our letting team at **Let Property Management**.



£525 pcm

Studio flat

+ Add to report

Jameson House, 15-17 John Street, SUNDERLAND, SR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Sep 2024 to 3 Dec 2024 (92 days) by Hackett Property, Sunderland



£525 pcm

Studio flat

+ Add to report

Jameson House, City Centre, SUNDERLAND, SR1

CURRENTLY ADVERTISED

Marketed from 31 Jul 2025 by Hackett Property, Sunderland

Current Tenant Profile



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 2 years**



Payment history: **On time for the 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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