

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Halfway House Lane,  
Hendon, Sunderland

221301947

 [www.letproperty.co.uk](http://www.letproperty.co.uk)



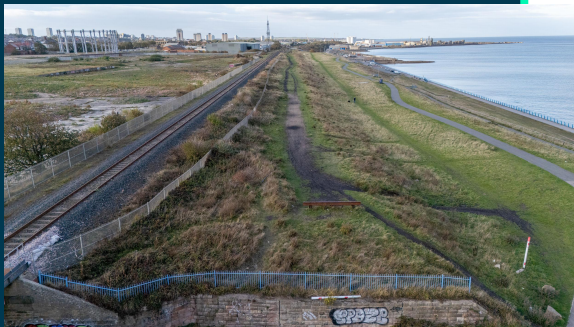


## Property Description

Our latest listing is in Halfway House Lane, Hendon, Sunderland

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

**Prime Location**

**Close Proximity to Valuable  
Amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**













Figures based on assumed purchase price of £563,000.00 and borrowing of £422,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 563,000.00

|                  |             |
|------------------|-------------|
| 25% Deposit      | £140,750.00 |
| SDLT Charge      | £46,300     |
| Legal Fees       | £1,000.00   |
| Total Investment | £188,050.00 |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£21,292.50**  
Adjusted To

Net Return                      **-11.32%**

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

Annual Net Income      **-£29,737.50**  
Adjusted To

Net Return                      **-15.81%**

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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