

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Terrace, Sunderland,
SR5

220096601

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Terrace, Sunderland, SR5

Get instant cash flow of **£450** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£734** which would provide the investor a Gross Yield of **13.8%** 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...



Park Terrace, Sunderland,
SR5

220096601



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: £3.00 pm

Lease Length: 962 years

Current Rent: £450

Market Rent: £734

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £64,000.00 and borrowing of £48,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 64,000.00

25% Deposit	£16,000.00
SDLT Charge	£3,200
Legal Fees	£1,000.00
Total Investment	£20,200.00

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 £450 per calendar month but the potential market rent is

£ 734

Returns Based on Rental Income	£450	£734
Mortgage Payments on £48,000.00 @ 5%	£200.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£3.00	
Letting Fees	£45.00	£73.40
Total Monthly Costs	£263.00	£291.40
Monthly Net Income	£187.00	£442.60
Annual Net Income	£2,244.00	£5,311.20
Net Return	11.11%	26.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,843.20**
Adjusted To

Net Return **19.03%**

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

Annual Net Income **£4,387.20**
Adjusted To

Net Return **21.72%**

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 £70,000.



£70,000

2 bedroom ground floor flat for sale

+ Add to

Clarence Street, Sunderland, Tyne and Wear, SR5 2DQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jun 2022 to 17 Feb 2023 (235 days) by Pattinson Estate Agents, Sunderland



£59,995

2 bedroom flat for sale

Clarence Street, Southwick, Sunderland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Dec 2024 by Good Life Homes Sales and Lettings, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

Goschen Street, Southwick, Sunderland, Tyne & Wear, SR5 2LR

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 by Pattinson Estate Agents, Sunderland



£750 pcm

2 bedroom flat

Lyndhurst Terrace, Sunderland, Tyne And Wear, SR4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 Sep 2025 by A J P Property Services, Gateshead

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
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.



LETPROPERTY