

LET PROPERTY PACK

INVESTMENT INFORMATION

St Luke Terrace
Sunderland SR4

223832326

 www.letproperty.co.uk





Property Description

Our latest listing is in St Luke Terrace Sunderland SR4

Get instant cash flow of **£2,551** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



LET PROPERTY



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Property Key Features

7 Office Spaces

3 Bathrooms

Commercial property unit

Spacious office spaces

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 7 years

Current Rent: £2,551

Market Rent: £2,600

Lounge



Kitchen



Office Spaces



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £443,000.00 and borrowing of £332,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 443,000.00

25% Deposit	£110,750.00
SDLT Charge	£34,300
Legal Fees	£1,000.00
Total Investment	£146,050.00

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 £2,551 per calendar month but the potential market rent is

£2,600

Returns Based on Rental Income	£2,551	£2,600
Mortgage Payments on £332,250.00 @ 5%	£1,384.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees		TBC
Ground Rent		TBC
Letting Fees	£255.10	£260.00
Total Monthly Costs	£1,654.48	£1,659.38
Monthly Net Income	£896.53	£940.63
Annual Net Income	£10,758.30	£11,287.50
Net Return	7.37%	7.73%

Return Stress Test Analysis Report



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

Annual Net Income	£6,087.50
Adjusted To	
Net Return	4.17%

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

Annual Net Income	£4,642.50
Adjusted To	
Net Return	3.18%

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 £550.



£550,000

5 bedroom house for sale

Queen Alexandra Road, Sunderland

NO LONGER ADVERTISED

SOLD STC

+ Add to report



£450,000

5 bedroom semi-detached house for sale

Belle Vue Drive, Ashbrooke, Sunderland

CURRENTLY ADVERTISED



Marketed from 11 Sep 2025 by Peter Heron Residential Sales and Lettings, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,680 based on the analysis carried out by our letting team at **Let Property Management**.



£2,680 pcm

5 bedroom apartment

Fawcett Street, Sunderland, SR1

CURRENTLY ADVERTISED

Marketed from 29 Sep 2025 by Hackett Property, Sunderland



£2,492 pcm

5 bedroom terraced house

Havelock Terrace, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 4 Nov 2025 to 23 Nov 2025 (19 days) by OpenRent, London

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**



Current term of tenancy: **7 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.



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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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