

LET PROPERTY PACK

INVESTMENT INFORMATION

Warwick Place, Peterlee,
SR8

226493294

 www.letproperty.co.uk





Property Description

Our latest listing is in Warwick Place, Peterlee, SR8

Get instant cash flow of **£500** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£616** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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SR8

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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £1.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

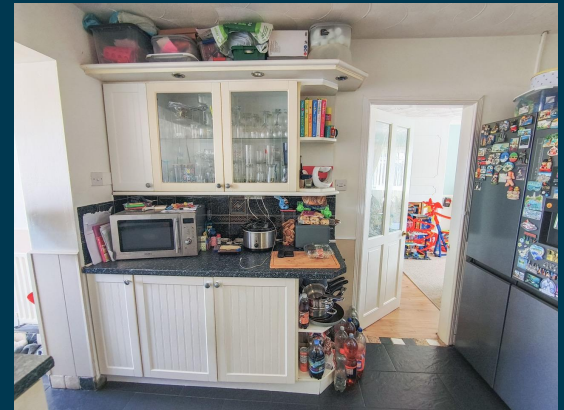
Current Rent: £500 PM

Market Rent: £616 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,250.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,250.00

25% Deposit	£27,312.50
SDLT Charge	£5,463
Legal Fees	£1,000.00
Total Investment	£33,775.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 616



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



Returns Based on Rental Income	£500	£616
Mortgage Payments on £81,937.50 @ 5%	£341.41	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£50.00	£61.60
Total Monthly Costs	£407.41	£419.01
Monthly Net Income	£92.59	£196.99
Annual Net Income	£1,111.13	£2,363.93
Net Return	3.29%	7.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,131.93**
Adjusted To

Net Return **3.35%**

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

Annual Net Income **£725.18**
Adjusted To

Net Return **2.15%**

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 £125,000.



£125,000

3 bedroom end of terrace house for sale

+ Add to report

Kent Walk, Peterlee, County Durham, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 May 2025 to 26 Aug 2025 (115 days) by Downen, Peterlee



£120,000

3 bedroom semi-detached house for sale

+ Add to report

Morton Square, Peterlee, SR8

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 May 2025 to 27 Oct 2025 (165 days) by Yopa, Scotland & The North

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom terraced house

+ Add to rep

Neville Road, Peterlee, County Durham, SR8 2AG

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Jul 2025 to 29 Oct 2025 (89 days) by Hunters, Peterlee



£675 pcm

3 bedroom semi-detached house

+ Add to rep

Franklyn Road, Peterlee, County Durham, SR8

NO LONGER ADVERTISED






LET AGREED

Marketed from 19 Aug 2025 to 29 Oct 2025 (70 days) by Downen, Peterlee

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: **6 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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