

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Toll Bar House, Ryhope
Road, Sunderland, SR2

220849890





PROPERTY DESCRIPTION

Our latest listing is in Toll Bar House, Ryhope Road, Sunderland, SR2

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **13.5%** Gross Yield for investors.

This property has a potential to rent for **£633** which would provide the investor a Gross Yield of **15.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Toll Bar House, Ryhope
Road, Sunderland, SR2

220849890

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £550

Market Rent: £633

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£49,000

10% Deposit (£5,000 Minimum) **£5,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£44,000**

SDLT Charge **£2,450**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£47,450**

Your total all in costs would be ~£47,450 after taxes and fees based on a purchase price of £49,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £69,000.



£69,000

1 bedroom flat for sale

+ Add to report

Grey Terrace, Sunderland, SR2

CURRENTLY ADVERTISED

Marketed from 17 Jun 2026 by Let Property Sales & Management, Glasgow



£59,995

1 bedroom flat for sale

+ Add to report

Leechmere Road, Grangetown, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jan 2026 to 12 Aug 2026 (193 days) 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 £725 based on the analysis carried out by our lettings team.



£725 pcm

1 bedroom flat

+ Add to report

Azalea Terrace North, Ashbrooke, Sunderland, SR2

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Aug 2026 by Northwood, Sunderland



£700 pcm

1 bedroom apartment

+ Add to report

Grange Crescent, City Centre, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jun 2026 to 3 Aug 2026 (49 days) by Hunters Sunderland, Sunderland



Toll Bar House, Ryhope Road, Sunderland,
SR2

PROPERTY ID: 220849890

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.