

LET PROPERTY PACK

INVESTMENT INFORMATION

Lilac Street, Sunderland,
SR4 0PN

226201450

 www.letproperty.co.uk





Property Description

Our latest listing is in Lilac Street, Sunderland, SR4 0PN

Get instant cash flow of **£700** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£866** which would provide the investor a Gross Yield of **10.4%** 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...



Lilac Street, Sunderland,
SR4 0PN

226201450



Property Key Features

3 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £866

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

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 £700.00 per calendar month but the potential market rent is

£ 866

Returns Based on Rental Income	£700.00	£866.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£86.60
Total Monthly Costs	£85.00	£101.60
Monthly Net Income	£615.00	£764.40
Annual Net Income	£7,380.00	£9,172.80
Net Return	6.96%	8.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,441**
Adjusted To

Net Return **7.02%**

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 £135,000.



£135,000

3 bedroom terraced house for sale

[+ Add to report](#)

Lilac Street, South Hylton, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2025 to 6 Jun 2025 (140 days) by Peter Heron Residential Sales and Lettings, Sunderland



£128,000

3 bedroom terraced house for sale

[+ Add to report](#)

Lilac Street, Sunderland, Tyne And Wear, SR4

NO LONGER ADVERTISED

Marketed from 15 Nov 2024 to 22 Feb 2025 (98 days) by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house

Violet Street, South Hylton, SR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 6 Aug 2025 (83 days) by ElliotLee, Rayners Lane

+ Add to report



£850 pcm

3 bedroom end of terrace house

Church Street, Sunderland, Tyne And Wear, SR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2026 to 14 Apr 2026 (48 days) by Keyhole Residential, Birtley

+ Add to report

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: **2 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.



Lilac Street, Sunderland, SR4 0PN

PROPERTY ID: 12345678

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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