

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawthorn Square,
Seaham, SR7

225796334

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawthorn Square, Seaham, SR7

Get instant cash flow of **£400** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£691** which would provide the investor a Gross Yield of **9.8%** 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...



Hawthorn Square,
Seaham, SR7

225796334



Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £400 PM

Market Rent: £691 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 691



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



Returns Based on Rental Income	£400	£691
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£40.00	£69.10
Total Monthly Costs	£320.63	£349.73
Monthly Net Income	£79.38	£341.28
Annual Net Income	£952.50	£4,095.30
Net Return	3.59%	15.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,713.30**
Adjusted To

Net Return **10.24%**

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

Annual Net Income **£2,820.30**
Adjusted To

Net Return **10.64%**

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 £139,950.



£139,950

3 bedroom semi-detached house for sale

+ Add to report

Henry Street, Seaham, Durham, SR7 7BZ

NO LONGER ADVERTISED

Marketed from 28 Aug 2025 to 8 Jan 2026 (132 days) by Kimmitt and Roberts, Seaham



£95,000

3 bedroom terraced house for sale

+ Add to report

Wear Street, Seaham, Durham, SR7

NO LONGER ADVERTISED

Marketed from 3 Apr 2025 to 26 Jan 2026 (298 days) by Bridgfords, Washington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom apartment

+ Add to rep

North Terrace, Seaham, Co Durham, SR7

NO LONGER ADVERTISED

Marketed from 3 Jul 2025 to 14 Aug 2025 (41 days) by Holbrook & Co, Seaham



£675 pcm

3 bedroom terraced house

+ Add to re

HENRY STREET, SEAHAM, SEAHAM DISTRICT, SR7

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2025 to 30 Oct 2025 (41 days) by Downen, Seaham

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 in 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.



 www.letproperty.co.uk

Hawthorn Square, Seaham, SR7

225796334

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