

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Sussex Street, Sunderland,  
Tyne And Wear, SR3

221086158

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Sussex Street, Sunderland, Tyne And Wear, SR3

Get instant cash flow of **£760** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£856** which would provide the investor a Gross Yield of **10.8%** 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...**



Sussex Street,  
Sunderland, Tyne And  
Wear, SR3

221086158



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £760 PM**

**Market Rent: £856 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £760 per calendar month but the potential market rent is

£ 856



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



Returns Based on Rental Income	£760	£856
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£76.00	£85.60
<b>Total Monthly Costs</b>	<b>£387.88</b>	<b>£397.48</b>
<b>Monthly Net Income</b>	<b>£372.13</b>	<b>£458.53</b>
<b>Annual Net Income</b>	<b>£4,465.50</b>	<b>£5,502.30</b>
<b>Net Return</b>	<b>15.14%</b>	<b>18.65%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,790.30**  
Adjusted To

Net Return                      **12.85%**

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

Annual Net Income      **£4,077.30**  
Adjusted To

Net Return                      **13.82%**

# 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 £99,950.



£99,950

## 3 bedroom terraced house for sale

+ Add to report

Wilson Terrace, Silksworth, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2025 to 11 Dec 2025 (181 days) by Peter Heron Residential Sales and Lettings, Sunderland



£90,000

## 3 bedroom terraced house for sale

+ Add to report

Somerset Street, Sunderla, SR3

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 to 29 Aug 2025 (163 days) by TAUk, Covering Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

## 3 bedroom semi-detached house

+ Add to report

Symington Gardens, Sunderland

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 16 Sep 2025 (1 days) by Andrew Craig, Sunderland



£850 pcm

## 3 bedroom terraced house

+ Add to report

Londonderry Street, Sunderland, SR3

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2025 to 29 Dec 2025 (45 days) by ElliotLee, Rayners Lane

# 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.



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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.



**LETPROPERTY**