

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Brookland Road,
Sunderland, SR4 7TH

228287710





PROPERTY DESCRIPTION

Our latest listing is in Brookland Road, Sunderland, SR4 7TH

Rent currently agreed with tenant of **£1,090** per calendar month which calculates to a **9.5%** Gross Yield for investors.

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...



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Property Key Features

Portfolio of Two 2-Bedroom
Flats

2 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: £1,090

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£137,000

10% Deposit (£5,000 Minimum) **£13,700**

Buyers Premium **£6,000**

Paid On Accepted Bid **£19,700**

Purchase Balance **£123,300**

SDLT Charge **£7,090**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£131,390**

Your total all in costs would be ~£131,390 after taxes and fees based on a purchase price of £137,000. 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 £160,000.



£160,000

4 bedroom house for sale

[+ Add to report](#)

Riversdale Terrace, Eden Vale, Sunderland

NO LONGER ADVERTISED

Marketed from 31 Mar 2026 to 10 Aug 2026 (131 days) by Michael Hodgson, Sunderland



£115,000

4 bedroom property for sale

[+ Add to report](#)

Hylton Road, Sunderland, Tyne and Wear, SR4 7YE

NO LONGER ADVERTISED

Marketed from 29 Sep 2025 to 13 Nov 2025 (45 days) by Pattinson Estate Agents, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our lettings team.



£1,800 pcm

4 bedroom apartment

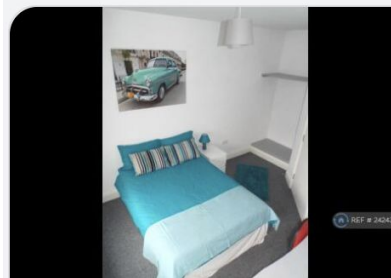
Norfolk Street, Sunderland, SR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Jan 2025 to 13 Nov 2025 (288 days) by Hackett Property, Sunderland

+ Add to report



£1,760 pcm

4 bedroom flat

Sunniside, Sunderland, SR1

NO LONGER ADVERTISED

Marketed from 20 Mar 2025 to 31 Mar 2025 (11 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Brookland Road, Sunderland, SR4 7TH

PROPERTY ID: 228287710

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.