LET PROPERTY PACK

INVESTMENT INFORMATION

Membury Close,
Sunderland, SR3

230208969

www.letproperty.co.uk





Property Description

Our latest listing is in Membury Close, Sunderland, SR3

Get instant cash flow of **£650.00** per calendar month with a **13.4%** Gross Yield for investors.

This property has a potential to rent for **£800.00** which would provide the investor a Gross Yield of **16.6%** 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...



Membury Close,
Sunderland, SR3

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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00

Ground Rent: £15.00

Lease Length: 42 Years

Current Rent: £650.00

Market Rent: £800.00

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 58,000

SDLT Charge	**£2,900**
Legal Fees	**£1,000**
Total Investment	**£61,900**

Outlay figures based on assumed cash purchase of 58,000.

Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is £800.00

Returns Based on Rental Income	£650.00	£800.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£15.00	
Letting Fees	£65.00	£80.00
Total Monthly Costs	£95.00	£110.00
Monthly Net Income	£555.00	£690.00
Annual Net Income	£6,660.00	£8,280.00
Net Return	10.76%	13.38%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,680**
Net Return	**10.79%**

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 £100,000.



2 bedroom ground floor flat for sale

+ Add to re

Maree Close, Sunderland, SR3

NO LONGER ADVERTISED SOLD STC

Marketed from 1 Jul 2026 to 22 Oct 2026 (113 days) by Purplebricks, covering Sunderland

£100,000



2 bedroom flat for sale

+ Add to rep

Markby Close, Sunderland, Tyne and Wear, SR3

NO LONGER ADVERTISED

Marketed from 7 Oct 2025 to 8 Dec 2025 (61 days) by YOUR MOVE Chris Stonock, Sunderland

£85,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom end of terrace house

+ Add to rep

Augusta Square, Sunderland, SR3

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Jun 2025 to 21 Aug 2025 (62 days) by ElliotLee, Rayners Lane



£800 pcm

2 bedroom bungalow

+ Add to rep

Ski View, Sunderland, Tyne and Wear, SR3

NO LONGER ADVERTISED LET AGREED

Marketed from 20 Mar 2025 to 13 May 2025 (54 days) by YOUR MOVE Chris Stonock Lettings, Sunderl

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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Membury Close, Sunderland, SR3

PROPERTY ID: 230208969

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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