


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beechbrooke, Ryhope,  
Sunderland, SR2

225366242

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





## Property Description

Our latest listing is in Beechbrooke, Ryhope, Sunderland, SR2

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£643** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.**

Don't miss out on this fantastic investment opportunity...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £75.00 PM**

**Ground Rent: £2.50 PM**

**Lease Length: 975 Years**

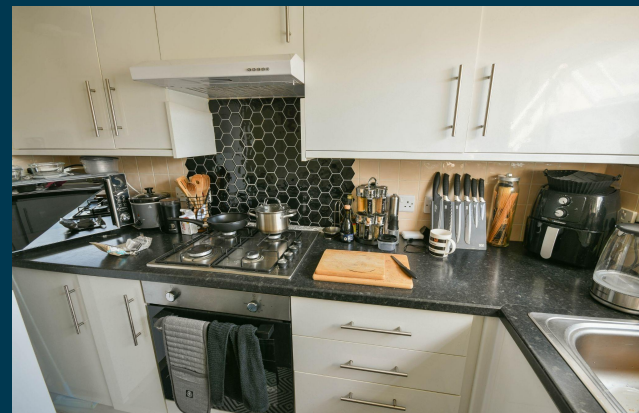
**Current Rent: £500**

**Market Rent: £643**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 643

Returns Based on Rental Income	£500	£643
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£75.00	
Ground Rent	£2.50	
Letting Fees	£50.00	£64.30
<b>Total Monthly Costs</b>	<b>£470.63</b>	<b>£484.93</b>
<b>Monthly Net Income</b>	<b>£29.38</b>	<b>£158.08</b>
<b>Annual Net Income</b>	<b>£352.50</b>	<b>£1,896.90</b>
<b>Net Return</b>	<b>1.08%</b>	<b>5.84%</b>

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      **£610.90**  
Adjusted To

Net Return                      **1.88%**

## If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income      **£351.90**  
Adjusted To

Net Return                      **1.08%**

# 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 £145,000.



## 2 bedroom flat for sale

+ Add to report

Westbrooke, Ryhope Road, Ashbrooke, Sunderland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Feb 2026 by Peter Heron Residential Sales and Lettings, Sunderland

£145,000



## 2 bedroom apartment for sale

+ Add to report

Moorhill Court, Ashbrooke, Sunderland

CURRENTLY ADVERTISED


Marketed from 22 May 2026 by Michael Hodgson, Sunderland

£130,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.




**2 bedroom apartment** [+ Add to report](#)

Thornfield Garden Apartments

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 16 Oct 2025 to 11 Mar 2026 (146 days) by Cooperlets, Sunderland

**£900 pcm**



**2 bedroom apartment** [+ Add to report](#)

The Cedars, Sunderland, Tyne and Wear, SR2

**NO LONGER ADVERTISED** **LET AGREED**






Marketed from 10 Feb 2026 to 15 Apr 2026 (64 days) by Reeds Rains, Chester le Street

**£895 pcm**

# 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: **3 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.



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