LET PROPERTY PACK

INVESTMENT INFORMATION

Union Street, Seaham, SR7

229313457

www.letproperty.co.uk





Property Description

Our latest listing is in Union Street, Seaham, SR7

Get instant cash flow of **£750** per calendar month with a **8.2%** 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.

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



Union Street, Seaham, SR7

229313457

Property Key Features

3 Bedroom

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Lounge





Kitchen





Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge	**£5,500**
Legal Fees	**£1,000**
Total Investment	**£116,500**

Outlay figures based on assumed cash purchase of 110,000.

Projected Investment Return



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

The monthly rent of this property is currently set at £750 per calendar month

Returns Based on Rental Income	**£750**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£75.00**
Total Monthly Costs	**£90.00**
Monthly Net Income	**£660.00**
Annual Net Income	**£7,920.00**
Net Return	**6.80%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,420**
Net Return	**5.51%**

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 £135,000.



3 bedroom terraced house for sale

+ Add to r

Hill Street, Seaham, Durham, SR7

NO LONGER ADVERTISED SOLD STC

Marketed from 3 Apr 2026 to 3 Jul 2026 (91 days) by Kimmitt and Roberts, Seaham

£135,000



3 bedroom bungalow for sale

+ Add to rep

Union Street, Seaham, SR7

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 25 Nov 2024 (81 days) by Holbrook & Co, Seaham

£110,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom terraced house

+ Add to report

BENEVENTE STREET, SEAHAM

NO LONGER ADVERTISED LET AGREED

Marketed from 19 Nov 2025 to 28 Nov 2025 (8 days) by Dowen, Seaham



£750 pcm

3 bedroom terraced house

+ Add to report

Parkside Crescent, Seaham, SR7

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 23 Jul 2024 (1 days) by OpenRent, London

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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Union Street, Seaham, SR7

PROPERTY ID: 229313457

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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