

LET PROPERTY PACK

INVESTMENT INFORMATION

Tennyson Street,
Sunderland, SR5

229318470

 www.letproperty.co.uk





Property Description

Our latest listing is in Tennyson Street, Sunderland, SR5

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

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...



Tennyson Street,
Sunderland, SR5

229318470



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

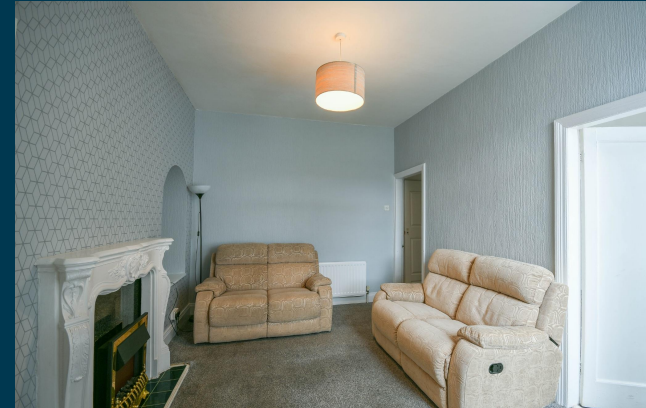
Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 51,750.

ASSUMED PURCHASE PRICE

£ 51,750

SDLT Charge £2,588

Legal Fees £1,000

Total Investment £55,338

Projected Investment Return



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



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£50.00
Total Monthly Costs	£65.00
Monthly Net Income	£435.00
Annual Net Income	£5,220.00
Net Return	9.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **7.63%**

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 £62,950.



1 bedroom terraced bungalow for sale

[+ Add to report](#)

Broadsheath Terrace, Southwick

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 May 2025 to 18 Dec 2025 (224 days) by Alfred Pallas, Fulwell

£62,950



1 bedroom terraced bungalow for sale

[+ Add to report](#)

Kipling Street, Southwick

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Mar 2026 by Alfred Pallas, Fulwell

£59,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom bungalow

[+ Add to report](#)

Julius Caesar Street, Sunderland, SR5 2

NO LONGER ADVERTISED

Marketed from 6 Jul 2026 to 27 Jul 2026 (20 days) by Whitehalluk, Gateshead

£550 pcm



1 bedroom bungalow

[+ Add to report](#)

Grosvenor Street, Sunderland, SR5

NO LONGER ADVERTISED

Marketed from 27 Dec 2024 to 13 Jan 2025 (16 days) by OpenRent, London

£525 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Tennyson Street, Sunderland, SR5

PROPERTY ID: 229318470

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