

LET PROPERTY PACK

INVESTMENT INFORMATION

Rosslyn Mews, Sunderland,
SR4

225806331

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosslyn Mews, Sunderland, SR4

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Rosslyn Mews,
Sunderland, SR4

225806331



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £706

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

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 £600 per calendar month but the potential market rent is

£ 706

Returns Based on Rental Income	£600	£706
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£70.60
Total Monthly Costs	£387.50	£398.10
Monthly Net Income	£212.50	£307.90
Annual Net Income	£2,550.00	£3,694.80
Net Return	8.23%	11.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,282.80**
Adjusted To

Net Return **7.36%**

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

Annual Net Income **£2,194.80**
Adjusted To

Net Return **7.08%**

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 £149,950.



£149,950

2 bedroom terraced house for sale

+ Add to report

Sorley Street, Sunderland, Tyne and Wear, SR4 7UY

CURRENTLY ADVERTISED

Marketed from 8 May 2026 by Pattinson Estate Agents, Sunderland



£139,950

2 bedroom terraced house for sale

+ Add to report

Wearhead Drive, Sunderland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Apr 2026 by Peter Heron Residential Sales and Lettings, Sunderland

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 terraced house Earl Street, Sunderland, England SR4 7BT United Kingdom NO LONGER ADVERTISED LET AGREED Marketed from 13 Mar 2026 to 14 Mar 2026 by The Good Estate Agent, National + Add to report
 £795 pcm	2 bedroom terraced house Westbury Street, Sunderland CURRENTLY ADVERTISED Marketed from 12 May 2026 by Susan Spokes Real Estate, South Shields + Add to report

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**



Current term of tenancy: **3 Years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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