

LET PROPERTY PACK

INVESTMENT INFORMATION

Kemp Road, Peterlee, SR8

222747466

 www.letproperty.co.uk





Property Description

Our latest listing is in Kemp Road, Peterlee, SR8

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.4%** 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...



Kemp Road, Peterlee, SR8

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Property Key Features

4 Bedrooms

1 Bathrooms

Spacious Living Spaces

Modern Fitted Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £850

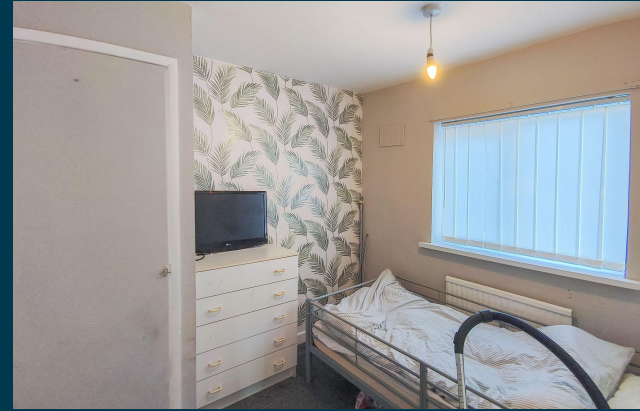
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



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



Returns Based on Rental Income	£850
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£440.63
Monthly Net Income	£409.38
Annual Net Income	£4,912.50
Net Return	14.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,212.50**
Adjusted To

Net Return **9.53%**

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

Annual Net Income **£3,277.50**
Adjusted To

Net Return **9.73%**

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 £120,000.



£120,000

4 bedroom semi-detached house for sale

Basingstoke Road, Peterlee, Durham

CURRENTLY ADVERTISED

Marketed from 28 Nov 2025 by Springbok Properties, Nationwide

+ Add to report



£105,000

4 bedroom semi-detached house for sale

Newark Close, Peterlee, Durham, SR8 2AS

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2024 to 17 Dec 2024 (159 days) by Pattinson Estate Agents, Peterlee

+ Add to report

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

4 bedroom semi-detached house

Newark Close, Peterlee, Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Oct 2024 to 28 Nov 2024 (42 days) by Hunters, Peterlee

+ Add to report



£750 pcm

4 bedroom semi-detached house

Eden Lane, Peterlee, Durham, SR8 5ND

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2024 to 20 Dec 2024 (29 days) by Pattinson Estate Agents, Peterlee

+ Add to report



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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.



LETPROPERTY