

# LET PROPERTY PACK

## INVESTMENT INFORMATION

North Street, Silksworth,  
Sunderland, SR3

227057092

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





## Property Description

Our latest listing is in North Street, Silksworth, Sunderland, SR3

Get instant cash flow of **£895** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£911** which would provide the investor a Gross Yield of **9.1%** 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...**



North Street, Silksworth,  
Sunderland, SR3

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

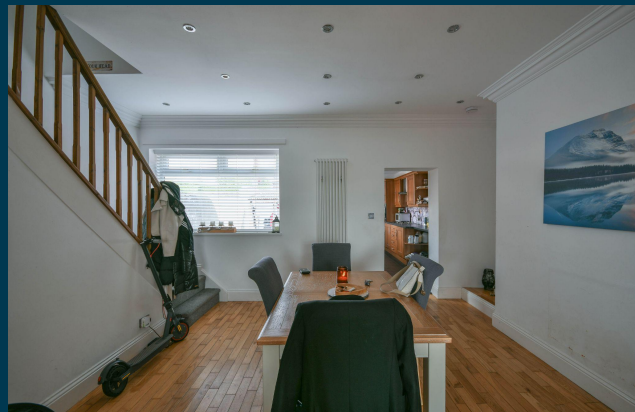
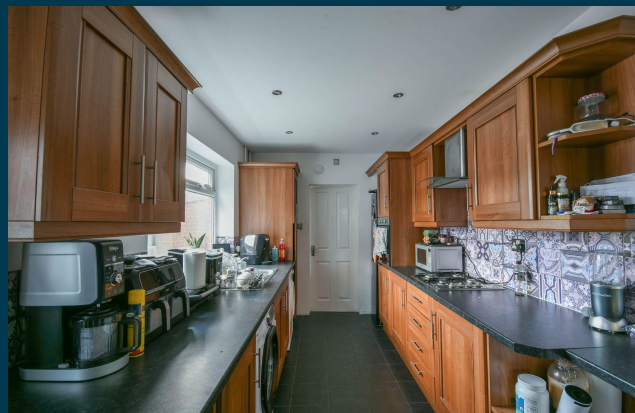
**Current Rent: £895**

**Market Rent: £911**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £120,000.

## ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge **£6,000**

Legal Fees **£1,000**

Total Investment **£127,000**

# 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 £895 per calendar month but the potential market rent is

£ 911

Returns Based on Rental Income	£895	£911
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£89.50	£91.10
<b>Total Monthly Costs</b>	<b>£104.50</b>	<b>£106.10</b>
<b>Monthly Net Income</b>	<b>£790.50</b>	<b>£804.90</b>
<b>Annual Net Income</b>	<b>£9,486.00</b>	<b>£9,658.80</b>
<b>Net Return</b>	<b>7.47%</b>	<b>7.61%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,837**  
Adjusted To

Net Return                      **6.17%**

# 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 £125,000.



£125,000

## 3 bedroom terraced house for sale

North Street, New Silksworth, Sunderland, SR3

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 4 Nov 2025 to 18 Feb 2026 (105 days) by Downen, Sunderland

+ Add to report



£105,000

## 3 bedroom terraced house for sale

North Street, New Silksworth, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Aug 2023 to 28 Mar 2024 (226 days) by Good Life Homes Sales and Lettings, Sunderland

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 3 bedroom house

Tudor Grove, Humbledon Hill, Sunderland

NO LONGER ADVERTISED

Marketed from 10 Apr 2025 to 10 Apr 2025 by Hunters Sunderland, Sunderland

+ Add to report



£900 pcm

## 3 bedroom terraced house

Warwick Terrace, Sunderland, SR3

NO LONGER ADVERTISED






Marketed from 27 Mar 2025 to 28 Mar 2025 (1 days) by ElliotLee, Rayners Lane

+ 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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.



North Street, Silksworth, Sunderland, SR3

PROPERTY ID: 12345678

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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