

LET PROPERTY PACK

INVESTMENT INFORMATION

John Street, Peterlee, SR8

227636741

 www.letproperty.co.uk





Property Description

Our latest listing is in John Street, Peterlee, SR8

Get instant cash flow of **£360** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£566** which would provide the investor a Gross Yield of **15.1%** 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...



John Street, Peterlee, SR8

227636741



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: £360

Market Rent: £566

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £45,000.

ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge £2,250

Legal Fees £1,000

Total Investment £48,250

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 £360 per calendar month but the potential market rent is

£ 566

Returns Based on Rental Income	£360	£566
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£36.00	£56.60
Total Monthly Costs	£51.00	£71.60
Monthly Net Income	£309.00	£494.40
Annual Net Income	£3,708.00	£5,932.80
Net Return	7.68%	12.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,801**
Adjusted To

Net Return **9.95%**

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 £49,950.



£49,950

3 bedroom terraced house for sale

John Street, Peterlee, Durham

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2022 to 19 Jul 2022 (132 days) by Hunters, Peterlee

+ Add to



£45,000

3 bedroom terraced house for sale

James Street, Peterlee, Durham, SR8 3LZ

CURRENTLY ADVERTISED

Marketed from 26 May 2026 by Pattinson Estate Agents, Peterlee

+ Add to rep

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

3 bedroom terraced house

Thomas Street, Easington, Peterlee, Durham, SR8 3LT

NO LONGER ADVERTISED

Marketed from 7 Jul 2025 to 30 Jul 2025 (22 days) by Pattinson Estate Agents, Peterlee

+ Add to report



£575 pcm

3 bedroom terraced house

The Crescent Peterlee, Peterlee

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2023 to 17 Jul 2023 (40 days) by Galaxy Letts Ltd, Peterlee

+ 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: **Moved 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.



John Street, Peterlee, SR8

PROPERTY ID: 227636741

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