

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Euston Court, Sunderland,  
SR5

224814533

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





## Property Description

Our latest listing is in Euston Court, Sunderland, SR5

Get instant cash flow of **£425** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£588** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Euston Court,  
Sunderland, SR5

224814533



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Equipped Kitchen**

**Factor Fees: £58.33 PM**

**Ground Rent: £0.00**

**Lease Length: 967 years**

**Current Rent: £425**

**Market Rent: £588**

# Lounge



# Kitchen



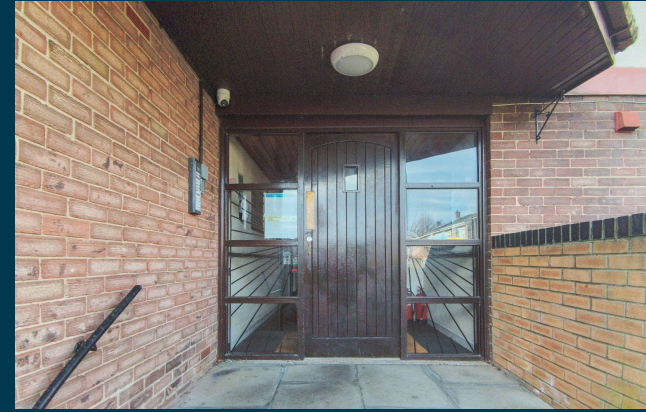
# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge	£2,850
Legal Fees	£1,000
Total Investment	£60,850

# 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 £425 per calendar month but the potential market rent is

£ 588

Returns Based on Rental Income	£425	£588
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£58.33	
Ground Rent	£0.00	
Letting Fees	£42.50	£58.80
<b>Total Monthly Costs</b>	<b>£115.83</b>	<b>£132.13</b>
<b>Monthly Net Income</b>	<b>£309.17</b>	<b>£455.87</b>
<b>Annual Net Income</b>	<b>£3,710.04</b>	<b>£5,470.44</b>
<b>Net Return</b>	<b>6.10%</b>	<b>8.99%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,294**  
Adjusted To

Net Return                      **7.06%**

# 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 £64,950.



£64,950

2 bedroom flat for sale

+ Add to

Earlston Street, Carley Hill

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Apr 2021 to 24 May 2022 (416 days) by Alfred Pallas, Fulwell



£60,000

2 bedroom flat for sale

+ Add to

Earls Court, Sunderland, SR5

NO LONGER ADVERTISED

Marketed from 14 May 2021 to 28 Jun 2021 (44 days) by Strike, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £640 based on the analysis carried out by our letting team at **Let Property Management**.



£640 pcm

## 2 bedroom apartment

+ Add to report

Edgeware Court, Sunderland, Tyne and Wear, SR5 2QY

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2025 to 11 Feb 2026 (124 days) by Pattinson Estate Agents, Sunderland



£525 pcm

## 2 bedroom apartment

+ Add to report

Edgeware Court, Sunderland

NO LONGER ADVERTISED

Marketed from 11 Jan 2024 to 23 Jan 2024 (11 days) by MRA Property, Hebburn

# 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: **5 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.



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

Euston Court, Sunderland, SR5

PROPERTY ID: 224814533

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**