

LET PROPERTY PACK

INVESTMENT INFORMATION

Grey Terrace, Sunderland,
SR2

224662777

 www.letproperty.co.uk





Property Description

Our latest listing is in Grey Terrace, Sunderland, SR2

Get instant cash flow of **£525** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£614** which would provide the investor a Gross Yield of **8.2%** 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...



Grey Terrace, Sunderland,
SR2

224662777



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £44.17 pm

Ground Rent: £0.83 pm

Lease Length: 63 years

Current Rent: £525

Market Rent: £614

Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £90,000.

ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£95,500

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 £525 per calendar month but the potential market rent is

£ 614

Returns Based on Rental Income	£525	£614
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£44.17	
Ground Rent	£0.83	
Letting Fees	£52.50	£61.40
Total Monthly Costs	£112.50	£121.40
Monthly Net Income	£412.50	£492.60
Annual Net Income	£4,950.00	£5,911.20
Net Return	5.18%	6.19%



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,683**
Adjusted To

Net Return **4.90%**

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 £99,950.



£99,950

1 bedroom cottage for sale

+ Add to report

Thomas Street South, Ryhope, Sunderland

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 to 30 Sep 2025 (347 days) by Michael Hodgson, Sunderland



£99,950

2 bedroom apartment for sale

+ Add to report

Athelstan Rigg, Ryhope

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Dec 2024 to 10 Apr 2025 (104 days) by Andrew Craig, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

2 bedroom flat

Burdon Lane, Ryhope Sunderland

NO LONGER ADVERTISED

Marketed from 8 Mar 2024 to 15 Mar 2024 (6 days) by Hunters Sunderland, Sunderland

+ Add to report



£650 pcm

2 bedroom apartment

Beechbrooke, Ryhope, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 29 Sep 2025 (89 days) by Peter Heron Residential Sales and Lettings, Sunderland

+ 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 in 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.

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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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