

LET PROPERTY PACK

INVESTMENT INFORMATION

All Saints House,
Portobello Lane,
Sunderland, SR6

225168849

 www.letproperty.co.uk





Property Description

Our latest listing is in All Saints House, Portobello Lane, Sunderland, SR6

Get instant cash flow of **£704** per calendar month with a **28.2%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **28.2%** 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...



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Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £258.36 pm

Ground Rent: £25.12 pm

Lease Length: 238 years

Current Rent: £704

Market Rent: £704

Living Spaces



Kitchen



Bedroom



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 30,000.00

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£31,000

Projected Investment Return



The monthly rent of this property is currently set at £704 per calendar month but the potential market rent is

£ 704



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



Returns Based on Rental Income	£704	£704
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£258.36	
Ground Rent	£25.12	
Letting Fees	£70.42	£70.40
Total Monthly Costs	£368.90	£368.88
Monthly Net Income	£335.26	£335.12
Annual Net Income	£4,023.17	£4,021.44
Net Return	12.98%	12.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,613**
Adjusted To

Net Return **8.43%**



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 £32,000.



£32,000

Studio flat for sale

Portobello Lane, Sunderland, Tyne And Wear, SR6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Jul 2025 by XSELL PROPERTY LTD, Sale



£32,000

Studio flat for sale

All Saints House, Portobello Lane, Sunderland

CURRENTLY ADVERTISED

Marketed from 23 Apr 2026 by Propertynest, Covering UK

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £793 based on the analysis carried out by our letting team at **Let Property Management**.



£793 pcm

Studio flat

PORTOBELLO Road, Sunderland, SR6

CURRENTLY ADVERTISED

Marketed from 13 Nov 2025 by Xenia Students, Sunderland



£737 pcm

Studio flat

Portobello Lane, Sunderland, SR6 0DN

CURRENTLY ADVERTISED

Marketed from 13 Nov 2025 by Xenia Students, Sunderland

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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PROPERTY ID: 225168849

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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