

LET PROPERTY PACK

INVESTMENT INFORMATION

James Street, South
Murton, Seaham SR7

226814077

 www.letproperty.co.uk





Property Description

Our latest listing is in James Street, South Murton, Seaham SR7

Get instant cash flow of **£900** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Murton, Seaham SR7

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Property Key Features

A Portfolio of 2 Flats

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£1,000

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



Returns Based on Rental Income	£900	£1,000
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£90.00	£100.00
Total Monthly Costs	£467.50	£477.50
Monthly Net Income	£432.50	£522.50
Annual Net Income	£5,190.00	£6,270.00
Net Return	14.50%	17.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,270.00**
Adjusted To

Net Return **11.93%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£4,530.00**
Adjusted To

Net Return **12.65%**

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 £220,000.



£220,000

2 bedroom detached bungalow for sale

Weymouth Drive, Seaham, Durham, SR7 8DF

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Mar 2025 by Kimmitt and Roberts, Seaham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom semi-detached house

Burdon, Sunderland, Tyne And Wear, SR3

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Aug 2021 to 9 Jul 2026 (1780 days) by Key4Lets LTD, Sunderland



£925 pcm

2 bedroom bungalow

Scholars View, Houghton Le Spring, County Durham, DH5

NO LONGER ADVERTISED

Marketed from 18 Aug 2026 to 25 Aug 2026 (7 days) by Placefirst, Scholars View

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: **2 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.



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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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