

LET PROPERTY PACK

INVESTMENT INFORMATION

Deerness Road,
Sunderland, SR2

226761248

 www.letproperty.co.uk





Property Description

Our latest listing is in Deerness Road, Sunderland, SR2

Get instant cash flow of **£575** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **10.8%** 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...



Deerness Road,
Sunderland, SR2

226761248



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

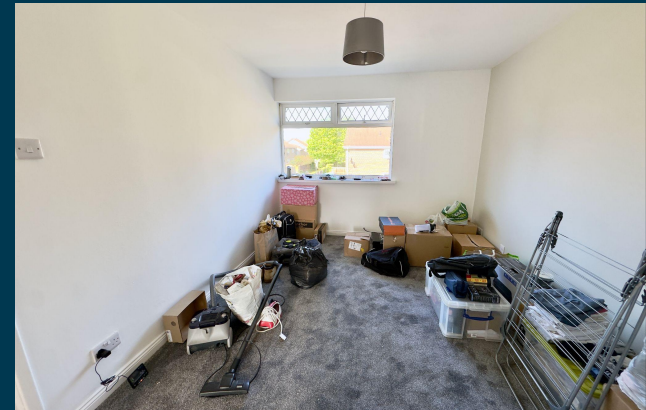
Ground Rent: £0.00

Lease Length: 60 years

Current Rent: £575

Market Rent: £595

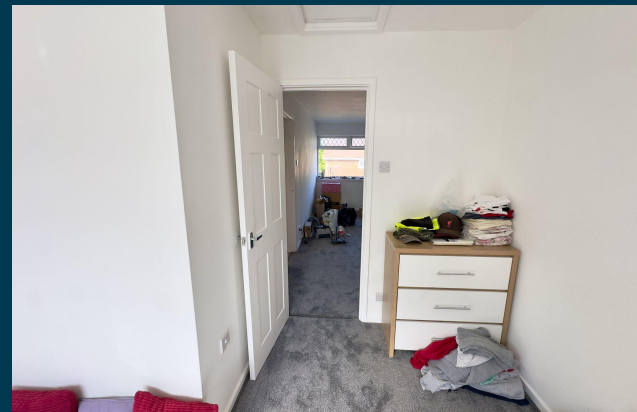
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £66,000.

ASSUMED PURCHASE PRICE

£ 66,000

SDLT Charge **£3,300**

Legal Fees **£1,000**

Total Investment **£70,300**

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 £575 per calendar month but the potential market rent is

£ 595

Returns Based on Rental Income	£575	£595
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£57.50	£59.50
Total Monthly Costs	£72.50	£74.50
Monthly Net Income	£502.50	£520.50
Annual Net Income	£6,030.00	£6,246.00
Net Return	8.58%	8.88%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,056**
Adjusted To

Net Return **7.19%**



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 £69,950.



£69,950

1 bedroom apartment for sale

[+ Add to report](#)

Hammerton Hall, Ashbrooke, Sunderland

NO LONGER ADVERTISED

Marketed from 20 Aug 2021 to 8 Sep 2022 (383 days) by Michael Hodgson, Sunderland



£65,500

1 bedroom flat for sale

[+ Add to report](#)

Gray Court, Ashbrooke, Sunderland, Tyne and Wear, SR2 8DU

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 8 Aug 2024 by Pattinson Estate Agents, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

+ Add to report

Deerness Road, Sunderland, SR2

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 12 Dec 2024 (7 days) by OpenRent, London



£575 pcm

1 bedroom flat

+ Add to report

Deerness Road, Sunderland, Tyne and Wear, SR2 8AP

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2026 to 8 May 2026 (43 days) by Pattinson Estate Agents, 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.



 www.letproperty.co.uk

Deerness Road, Sunderland, SR2

PROPERTY ID: 226761248

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