

LET PROPERTY PACK

INVESTMENT INFORMATION

Harold Square,
Sunderland, SR2

225771010

 www.letproperty.co.uk





Property Description

Our latest listing is in Harold Square, Sunderland, SR2

Get instant cash flow of **£650** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£696** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Harold Square,
Sunderland, SR2

225771010



Property Key Features

3 Bedrooms

1 Bathroom

Kept in good condition

Ideally situated for local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650 PM

Market Rent: £696 PM

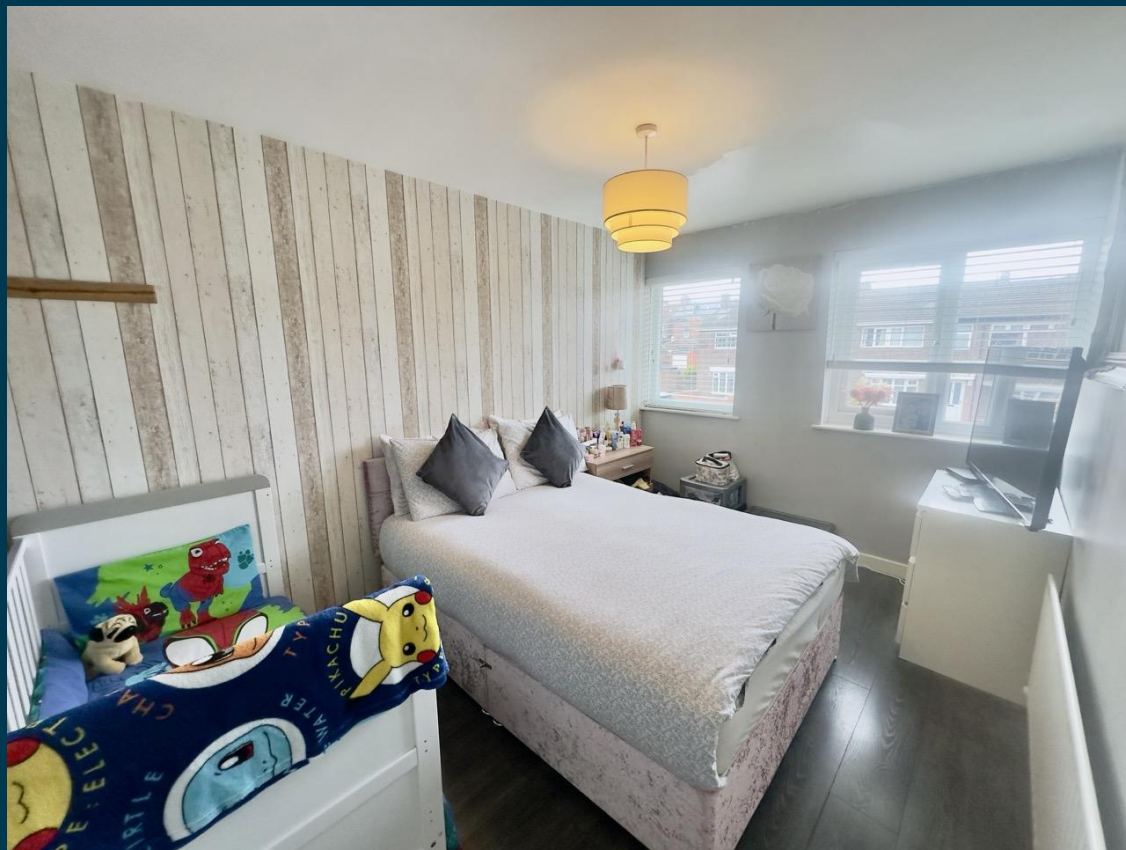
Lounge



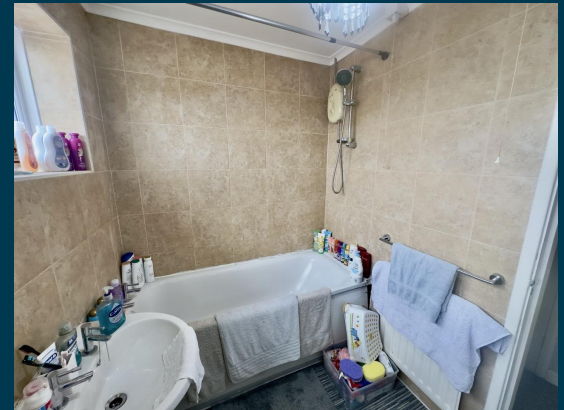
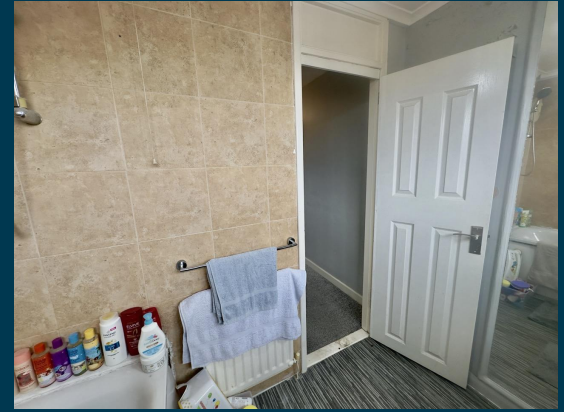
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 696



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



Returns Based on Rental Income	£650	£696
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£69.60
Total Monthly Costs	£367.50	£372.10
Monthly Net Income	£282.50	£323.90
Annual Net Income	£3,390.00	£3,886.80
Net Return	11.85%	13.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,494.80**
Adjusted To

Net Return **8.72%**

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

Annual Net Income **£2,506.80**
Adjusted To

Net Return **8.77%**

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 £114,950.



£114,950

3 bedroom terraced house for sale

+ Add to report

St. Vincent Street, Hendon

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Aug 2022 to 28 Jan 2023 (176 days) by Andrew Craig, Sunderland



£84,000

3 bedroom cottage for sale

+ Add to report

Mainsforth Terrace West, Hendon, Sunderland, Tyne and Wear, SR2 8JX

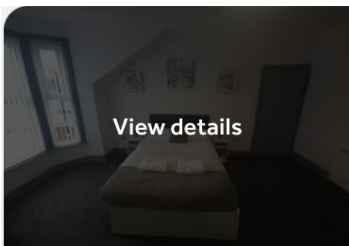
NO LONGER ADVERTISED

Marketed from 22 Apr 2021 to 5 Jan 2022 (257 days) by Pattinson Estate Agents, Sunderland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

+ Add to report

Bambro Street, Sunderland

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2025 to 30 Mar 2026 (143 days) by Bridgfords Lettings, Washington



£700 pcm

3 bedroom terraced house

+ Add to report

Hendon Burn Avenue, Sunderland, SR2 8LA






NO LONGER ADVERTISED

Marketed from 20 May 2025 to 2 Jul 2025 (42 days) by sbliving, Leeds

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: **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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