

# LET PROPERTY PACK

## INVESTMENT INFORMATION

London Road,  
Newcastle-under-Lyme,  
ST5

210178301

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in London Road, Newcastle-under-Lyme, ST5

Get instant cash flow of **£785** per calendar month with a **14.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **15.7%** if the rent was increased to market rate.

**The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



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ST5

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## Property Key Features

**1 bedroom**

**1 Bathroom**

**Spacious Room**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £350 per year**

**Lease Length: 125 years**

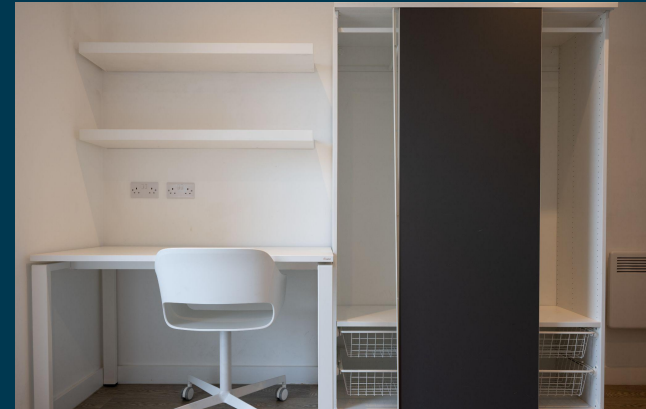
**Current Rent: £785**

**Market Rent: £850**

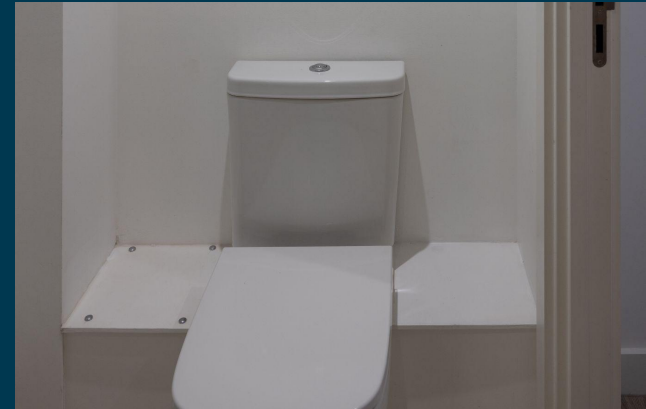
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 65,000.00

25% Deposit	<b>£16,250.00</b>
Stamp Duty ADS @ 6%	<b>£3,900.00</b>
LBTT Charge	<b>£0</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£21,150.00</b>



# Projected Investment Return



The monthly rent of this property is currently set at £785 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£785	£850
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£350 per year	
Letting Fees	£78.50	£85.00
<b>Total Monthly Costs</b>	<b>£296.63</b>	<b>£303.13</b>
<b>Monthly Net Income</b>	<b>£488.38</b>	<b>£546.88</b>
<b>Annual Net Income</b>	<b>£5,860.50</b>	<b>£6,562.50</b>
<b>Net Return</b>	<b>27.71%</b>	<b>31.03%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,862.50**  
Adjusted To

Net Return                      **22.99%**

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


Annual Net Income      **£5,587.50**  
Adjusted To

Net Return                      **26.42%**

# 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 £80,000.




**1 bedroom flat for sale** + Add to report

Vessey Terrace, Newcastle-under-Lyme


**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 30 Oct 2023 to 21 Jun 2024 (234 days) by Heywoods, Newcastle-under-Lyme

ONE BEDROOM GROUND FLOOR FLAT | CLOSE TO ROYAL STOKE UNIVERSITY HOSPITAL | IN NEED OF IMPROVEMENT...

 Floor plan: [View](#)

**£80,000**




**Studio flat for sale** + Add to report

1 London Road, Newcastle-under-Lyme, ST5

**NO LONGER ADVERTISED**

Marketed from 5 Jul 2023 to 5 Jul 2023 by Quality Estate Agents, Stoke-On-Trent

10% Net Rental Yield | Purposely Built for students | Stable Investment | 10-Minutes from Keele U...


 Floor plan: [View](#)

**£80,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



**2 bedroom apartment** [+ Add to report](#)


Chervil House, Tansey Way, Clayton, Newcastle-under-Lyme


**NO LONGER ADVERTISED**


Marketed from 18 Jun 2024 to 27 Jun 2024 (8 days) by Bramptons, Newcastle-under-Lyme

**£850 pcm**

Second Floor Apartment | Open Plan Lounge/kitchen | Two Double Bedrooms | Close To Newcastle Cent...

 Sold price history: [View](#)

 Floor plan: [View](#)



**2 bedroom town house** [+ Add to report](#)


Vicarage Crescent, Newcastle Under Lyme

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 12 Oct 2023 to 13 Nov 2023 (31 days) by Stephenson Browne Ltd, Newcastle Under Lyme

**£850 pcm**

BEAUTIFUL!!!! | Two double bed town house | Wood burning stove in lounge | Stylish kitchen with di...

 Sold price history: [View](#)

# Current Tenant Profile



As this property is currently tenanted, 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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London Road, Newcastle-under-Lyme, ST5

PROPERTY ID: 12345678

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**