

LET PROPERTY PACK

INVESTMENT INFORMATION

Rutland Street,
Stoke-on-Trent, ST1 5JG

212672209

 www.letproperty.co.uk





Property Description

Our latest listing is in Rutland Street, Stoke-on-Trent, ST1 5JG

Get instant cash flow of **£500** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£649** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Stoke-on-Trent, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £649

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£2,580
Legal Fees	£1,000.00
Total Investment	£25,080.00

Projected Investment Return



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.

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 649

Returns Based on Rental Income	£500	£649
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£50.00	£64.90
Total Monthly Costs	£333.75	£348.65
Monthly Net Income	£166.25	£300.35
Annual Net Income	£1,995.00	£3,604.20
Net Return	7.95%	14.37%



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,306.20**
Adjusted To

Net Return **9.20%**

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


Annual Net Income **£2,314.20**
Adjusted To

Net Return **9.23%**

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 £90,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Birches Head Road, Birches Head, Stoke-on-Trent, ST1

CURRENTLY ADVERTISED

Marketed from 14 Nov 2024 by Northwood, Stoke-on-Trent


Fore courted Mid Terrace House | CASH BUYERS ONLY | Two reception rooms | Modern fitted Kitchen [...]

£90,000

EPC: [View](#)

(Approx.) Sqft: **764 sq ft** Price (€) per sqft: **£117.76**

[View floor plan](#)



2 bedroom terraced house for sale

[+ Add to report](#)

Balfour Street, Hanley, Stoke-on-Trent

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Nov 2024 to 23 Nov 2024 (9 days) by Samuel Makepeace Estate Agents, Stoke-on-Trent

LARGE TWO BEDROOM TERRACED | TWO SPACIOUS RECEPTION ROOMS | UPSTAIRS BATHROOM | TWO DOUBLE BEDROO...

£90,000

Sold price history: [View](#)

26/04/2022	£90,000
26/10/2005	£52,500

EPC: [View](#)


(Approx.) Sqft: **721 sq ft** Price (€) per sqft: **£124.80**

[View floor plans](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house + Add to report

Werrington Road, Bucknall

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Martin & Co, Stoke On Trent

£800 pcm


Renovated Mid terraced house | 2 Reception rooms | Kitchen | Bathroom | 2 Double bedrooms | Rear ...

Sold price history: View

21/11/2007	£80,000
30/03/2007	£45,000

EPC: View

(Approx.) Sqft: **721 sq ft** Price (e) per sqft: **£1.11**



2 bedroom terraced house + Add to report

Windsmoor Street, Stoke-on-Trent

CURRENTLY ADVERTISED

Marketed from 15 Nov 2024 by Quicklist, Nationwide

£800 pcm

Student-friendly property

Sold price history: View

23/08/1996	£18,250
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EPC: View

(Approx.) Sqft: **721 sq ft** Price (e) per sqft: **£1.11**

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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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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