

LET PROPERTY PACK

INVESTMENT INFORMATION

Turner Street,
Stoke-On-Trent, ST1 2ND

214153937

 www.letproperty.co.uk





Property Description

Our latest listing is in Turner Street, Stoke-On-Trent, ST1 2ND

Get instant cash flow of **£600** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£672** which would provide the investor a Gross Yield of **7.4%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £672

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 672



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.



Returns Based on Rental Income	£600	£672
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£67.20
Total Monthly Costs	£415.63	£422.83
Monthly Net Income	£184.38	£249.18
Annual Net Income	£2,212.50	£2,990.10
Net Return	6.57%	8.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,646.10**
Adjusted To

Net Return **4.88%**

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

Annual Net Income **£1,355.10**
Adjusted To

Net Return **4.02%**

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 £114,000.



£114,000

2 bedroom terraced house for sale

+ Add to report

Perceval Street, Northwood, Stoke-on-Trent, ST1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Dec 2024 by Belvoir Sales, Stoke-On-Trent

Close to Hanley City Centre | Great starter home | Ready to move into | Landscaped rear garden | ...



£110,000

2 bedroom end of terrace house for sale

+ Add to report

Boulton Street, Birches head, Stoke-on-Trent

NO LONGER ADVERTISED

Marketed from 15 Mar 2023 to 18 Apr 2024 (400 days) by Samuel Makepeace Estate Agents, Stoke On Trent

IMMACULATE END TERRACE | ENTRANCE HALL WITH ORIGINAL MINTON TILED FLOORING | TWO GOOD-SIZED RECEPTION...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £685 based on the analysis carried out by our letting team at **Let Property Management**.



£685 pcm

2 bedroom terraced house


Acton Street, Birches Head, ST1

NO LONGER ADVERTISED

Marketed from 27 May 2024 to 19 Jun 2024 (23 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2099532

+ Add to report



£675 pcm

2 bedroom terraced house

Lindley Street, Stoke-on-Trent

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 28 Aug 2024 (4 days) by Propertynest, Leeds

2 double bedrooms | Central Location | Close to local amenities | Close to the city centre | EP...

+ Add to report

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**



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.



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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.



LETPROPERTY