

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Witney Walk, Stoke-On-Trent, ST3

217050645











#### **Property Description**

Our latest listing is in Witney Walk, Stoke-On-Trent, ST3

Get instant cash flow of £800 per calendar month with a 5.5% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Witney Walk, Stoke-On-Trent, ST3



3 bedroom

1 bathroom

**Spacious Room** 

**Garden Ground Space** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

217050645

# Lounge









# Kitchen









### **Bedrooms**









# Bathroom





# **Exterior**









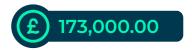
#### **Initial Outlay**





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£43,250.00** 

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

#### **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 £800 per calendar month but the potential market rent is



Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£635.63	£670.63
Monthly Net Income	£164.38	£479.38
Annual Net Income	£1,972.50	£5,752.50
Net Return	3.66%	10.68%

#### Return Stress Test Analysis Report





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

£3,452.50

Annual Net Income

Adjusted To

Net Return

6.41%

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

Annual Net Income

Adjusted To

Net Return

5.86%

£3,157.50

#### 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 £190,000.



£190,000



+ Add to rep

Barlaston Road, Blurton, Stoke-on-Trent, ST3

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 12 Jan 2024 (153 days) by Purplebricks, covering Stoke-on-Trent



3 bedroom semi-detached house for sale

+ Add to rep

Trentham Road, Blurton, ST3

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Aug 2022 to 28 Jul 2023 (350 days) by Dale and Collins, Trentham

£179,950

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at Let Property Management.



£1,150 pcm



3 bedroom semi-detached house

+ Add to report

Stapleton Crescent, Stoke-On-Trent, ST3

#### NO LONGER ADVERTISED

Marketed from 26 Jun 2024 to 7 Aug 2024 (41 days) by OpenRent, London



£1,100 pcm

#### 3 bedroom semi-detached house

Add to report

3 bedroom Semi Detached House in Uxbridge Crescent, Trentham

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Mar 2025 to 18 May 2025 (64 days) by Lomond Investment Management, covering National

#### **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: 5 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Witney Walk, Stoke-On-Trent, ST3



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.