

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Summerbank Road,  
Stoke-on-Trent, ST6 5EY

219559344

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





## Property Description

Our latest listing is in Summerbank Road, Stoke-on-Trent, ST6 5EY

Get instant cash flow of **£1,100** per calendar month with a **7.5%** Gross Yield for investors.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

**3 Bedrooms**

**3 Bathrooms**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,100**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£11,640
Legal Fees	£1,000.00
Total Investment	£63,140.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month



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



Returns Based on Rental Income	£1,100
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£756.25
Monthly Net Income	£343.75
Annual Net Income	£4,125.00
Net Return	6.53%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,925.00**  
Adjusted To

Net Return                      **3.05%**

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

Annual Net Income      **£1,095.00**  
Adjusted To

Net Return                      **1.73%**

# 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 £210,000.



£210,000

## 2 bedroom terraced house for sale

Main Road, Weston

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2024 to 9 May 2025 (203 days) by Wheatcroft & Lloyd, Sandbach

No Onward Chain | Viewings Recommended | Popular Village Location | Delightful Cottage | Period F...

+ Add to report



£205,000

## 2 bedroom terraced house for sale

Moorland Road, Sandbach

CURRENTLY ADVERTISED

Marketed from 3 Jun 2025 by Stephenson Browne, Sandbach

Two Allocated Parking Spaces | Protected Green Space | Private & Enclosed Rear Garden | Shed | Po...


+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

### 2 bedroom terraced house


Longfield Road; Hartshill ST4

**CURRENTLY ADVERTISED**

Marketed from 23 Jul 2025 by Leaders Lettings, Hartshill

AVAILABLE IMMEDIATELY! | Off Road Parking With Garage | Immaculate Property Throughout | NEW TO T...

+ Add to report



£1,145 pcm

### 2 bedroom terraced house

Boggs Cottage, Keele, Newcastle Under Lyme, Staffordshire, ST5

**CURRENTLY ADVERTISED**

Marketed from 27 Jun 2025 by Rockett Home Rentals Ltd, Wolstanton

Stunning 2 bed furnished cottage. This delightful two-bedroom home is beautifully presented, offe...

+ 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**



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.



**LETPROPERTY**