

LET PROPERTY PACK

INVESTMENT INFORMATION

Hodgkinson Street,
Newcastle-under-Lyme,
ST5 7HX

219067659

 www.letproperty.co.uk





Property Description

Our latest listing is in Hodgkinson Street, Newcastle-under-Lyme, ST5 7HX

Get instant cash flow of **£700** per calendar month with a **6.72%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

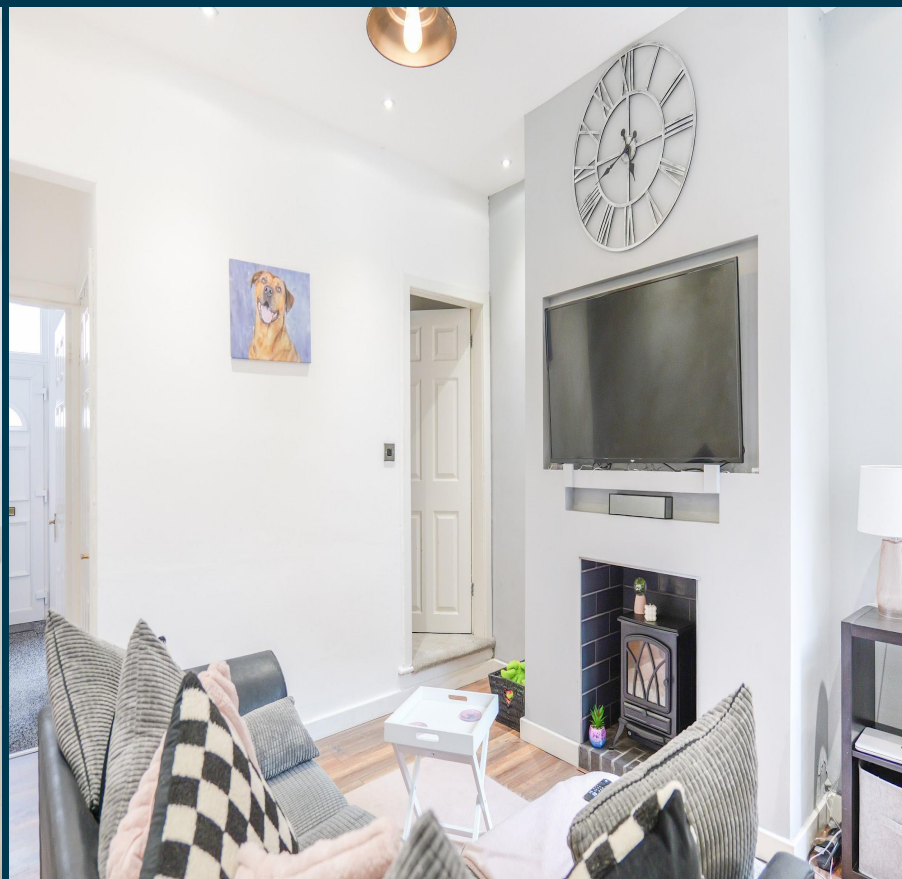
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£1,000



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



Returns Based on Rental Income	£700	£1,000
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£100.00
Total Monthly Costs	£535.00	£565.00
Monthly Net Income	£165.00	£435.00
Annual Net Income	£1,980.00	£5,220.00
Net Return	4.44%	11.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,220.00**
Adjusted To

Net Return **7.22%**

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

Annual Net Income **£3,060.00**
Adjusted To

Net Return **6.86%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

+ Add to report

Liverpool Road, Red Street, Newcastle-under-Lyme, ST5

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Mar 2024 to 22 Aug 2024 (155 days) by OneAgency, Stoke-On-Trent

Mid Terraced House | Spacious Kitchen/Diner | Ground Floor Bathroom | Two Bedrooms | Loft/Storage...



£145,000

2 bedroom terraced house for sale

+ Add to report

Summerhill Drive, Waterhayes, Newcastle

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Dec 2024 to 28 Feb 2025 (76 days) by Bob Gutteridge, Newcastle Under Lyme

A Desirable End Town House Situated On This Waterhayes Development | Upvc Double Glazing & Combi ...

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

+ Add to report

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



£1,125 pcm

2 bedroom terraced house

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

CURRENTLY ADVERTISED

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

+ Add to report

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

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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