

LET PROPERTY PACK

INVESTMENT INFORMATION

Pinfold Avenue,
Stoke-on-Trent, ST6 8EJ

219724227

 www.letproperty.co.uk





Property Description

Our latest listing is in Pinfold Avenue, Stoke-on-Trent, ST6 8EJ

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 **£826** which would provide the investor a Gross Yield of **7.93%** 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

3 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

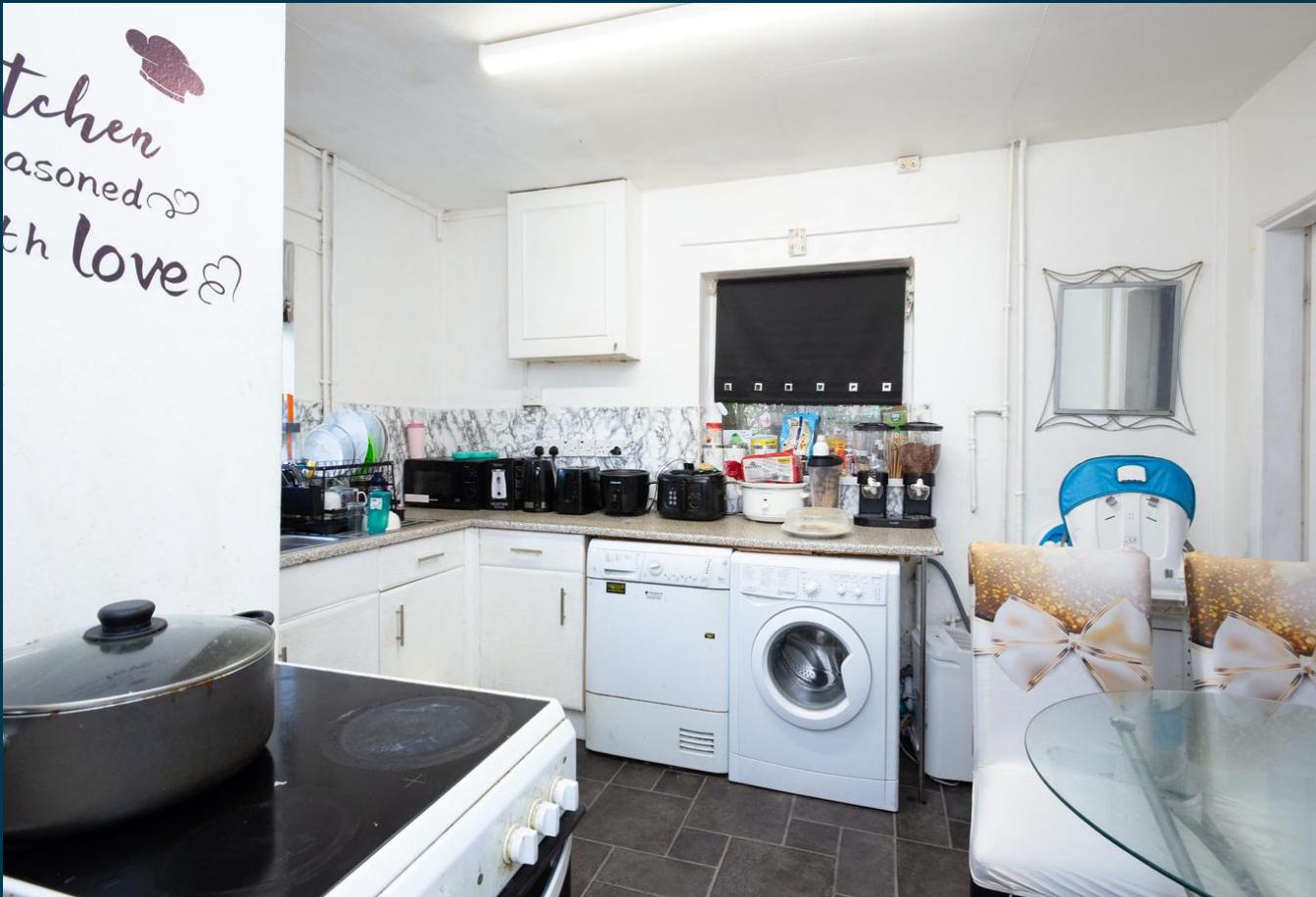
Current Rent: £700

Market Rent: £826

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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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

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.

Projected Investment Return



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



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

£ 826

Returns Based on Rental Income	£700	£826
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	£82.60
Total Monthly Costs	£535.00	£547.60
Monthly Net Income	£165.00	£278.40
Annual Net Income	£1,980.00	£3,340.80
Net Return	4.44%	7.49%

Return Stress Test Analysis Report



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

Annual Net Income	£1,688.80
Adjusted To	
Net Return	3.79%

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

Annual Net Income	£1,180.80
Adjusted To	
Net Return	2.65%

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.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Elaine Avenue, Burslem, ST6

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 14 Nov 2024 (139 days) by Whittaker & Biggs, Leek

£150,000

Three bedroom semi detached property | Two reception rooms | Fitted kitchen | Detached garage | L...



3 bedroom semi-detached house for sale

[+ Add to report](#)

Spire Close, Norton, Stoke-On-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 16 Apr 2025 (400 days) by Bob Gutteridge, Newcastle Under Lyme

£149,950

A Traditional Semi Detached Home Situated In A Prime Cul De Sac Position | Upvc Double Glazing | ...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom semi-detached house

Madison Street, Stoke-on-Trent, Staffordshire, ST6

+ Add to report

NO LONGER ADVERTISED

Marketed from 17 Jan 2025 to 27 Jan 2025 (10 days) by Your Move, Tunstall

Three bedrooms | Energy efficient EPC rating B | Modern kitchen with appliances | Large reception...



£850 pcm

3 bedroom semi-detached house

Pinfold Avenue, Norton le Moors, Stoke-on-Trent, ST6

+ Add to report

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Dec 2024 to 8 Jan 2025 (26 days) by Belvoir, Stoke-On-Trent

Semi Detached Family Home | 3 Good Sized Bedrooms | Spacious Kitchen | Off Road Parking | Utility...

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: **10 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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