

# LET PROPERTY PACK

## INVESTMENT INFORMATION

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

219724227

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



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

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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**

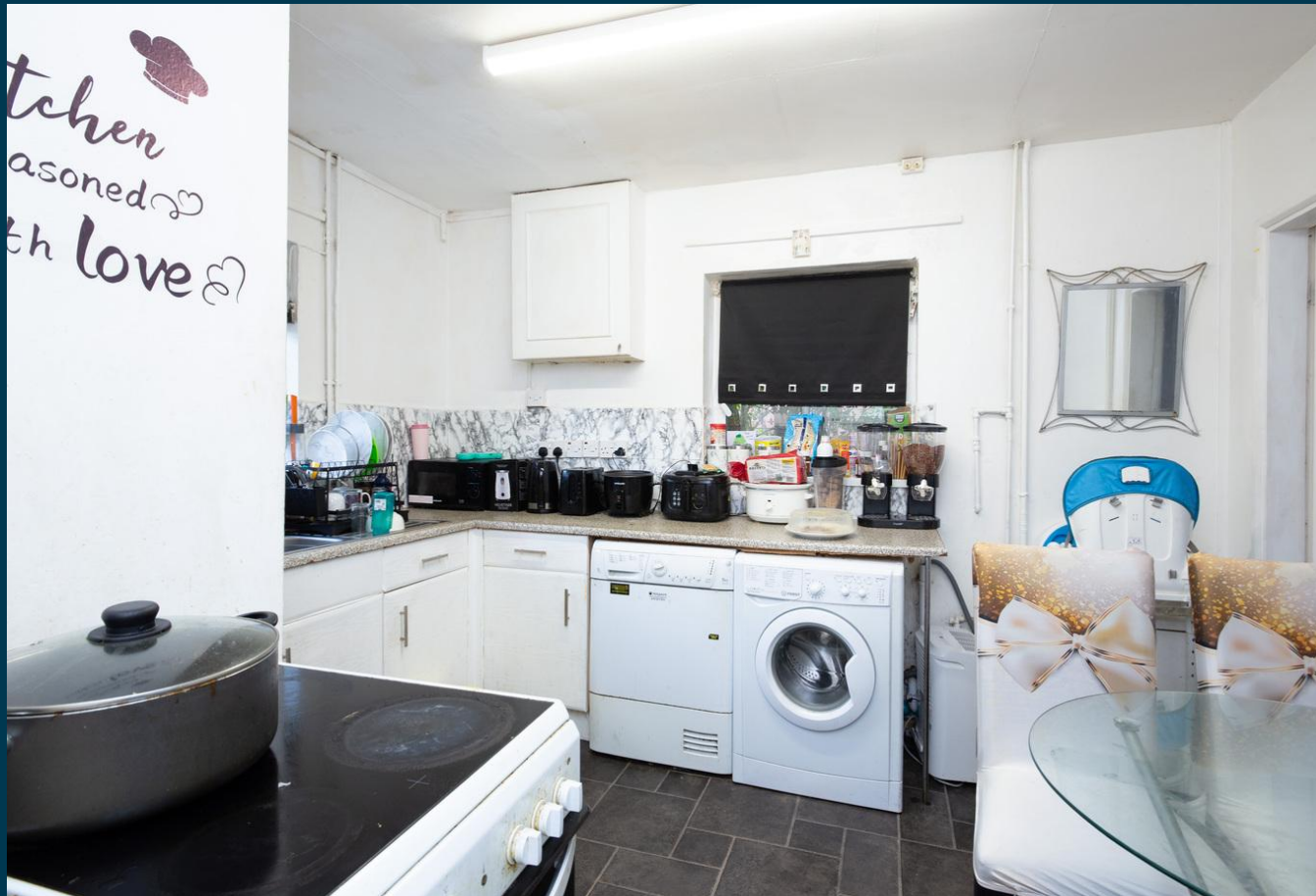
**Market Rent: £826**



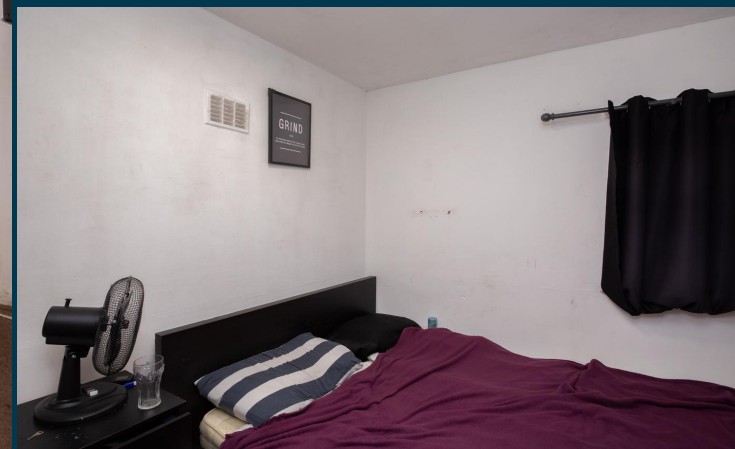
# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



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



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.



£150,000

## 3 bedroom semi-detached house for sale

Elaine Avenue, Burslem, ST6

NO LONGER ADVERTISED

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

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

+ Add to report



£149,950

## 3 bedroom semi-detached house for sale

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

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

+ Add to report

# 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

+ Add to report

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

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

+ Add to report

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

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.



**LETPROPERTY**