

LET PROPERTY PACK

INVESTMENT INFORMATION

Wardle Street, Stoke-on-Trent, ST6 6AL

220126936











Property Description

Our latest listing is in Wardle Street, Stoke-on-Trent, ST6 6AL

Get instant cash flow of £420 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £636 which would provide the investor a Gross Yield of 9.54% 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...







Wardle Street, Stoke-on-Trent, ST6 6AL



2 Bedrooms

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 982 years

Current Rent: £420

Market Rent: £636

220126936

Lounge





Kitchen





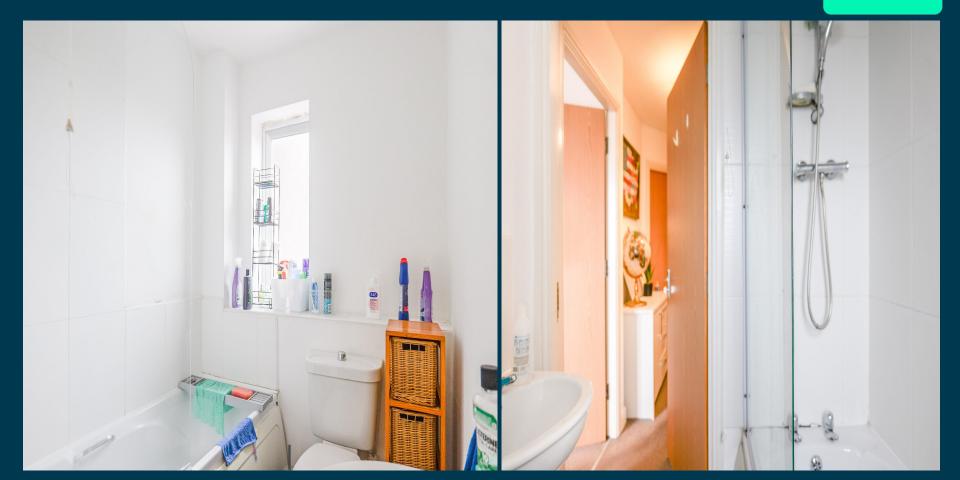
Bedrooms





Bathroom





Exterior







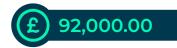
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return





The monthly rent of this property is currently set at £420 per calendar month but the potential market rent is



Returns Based on Rental Income	£420	£636
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£42.00	£63.60
Total Monthly Costs	£344.50	£366.10
Monthly Net Income	£75.50	£269.90
Annual Net Income	£906.00	£3,238.80
Net Return	3.17 %	11.32%

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

Return Stress Test Analysis Report





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

Annual Net Income

£1,966.80

Adjusted To

Net Return

6.88%

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

Annual Net Income

£1,858.80

Adjusted To

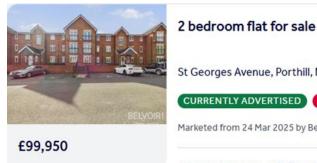
Net Return

6.50%

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 £99,950.





St Georges Avenue, Porthill, Newcastle Under Lyme, ST5

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Mar 2025 by Belvoir, Stafford

Attention Investors - with Tenant in Situ | Modern Purpose Built Apartment | Open Plan Lounge/Din...



£95,000

2 bedroom apartment for sale

+ Add to report

Adlington House, High Street, Wolstanton, Newcastle, ST5 0HZ

NO LONGER ADVERTISED

Marketed from 22 Mar 2023 to 4 Nov 2024 (592 days) by Louis Taylor, Newcastle-Under-Lyme

This spacious second floor luxury retirement property is set within the sought after Adlington Ho...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

Blithfield Way, Stoke-On-Trent, ST6

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Feb 2025 to 14 Mar 2025 (29 days) by Reeds Rains, Hanley

Attractive First Floor Apartment | Situated On Norton Heights | Two spacious bedrooms | Modern ba...



£700 pcm

2 bedroom flat

+ Add to report

Wessex Court, Staffordshire,

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 May 2025 to 20 Aug 2025 (96 days) by Smart & Co, Stoke-on-Trent

Smart & Co Estate Agents are pleased to offer this two bedroom part furnished apartment located i...

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: 13 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**



Wardle Street, Stoke-on-Trent, ST6 6AL



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.