

# LET PROPERTY PACK

## INVESTMENT INFORMATION

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

219681578

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





## Property Description

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

Get instant cash flow of **£400** per calendar month with a **6.0%** 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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Communal Private Parking**

**Easy Access to Local Amenities**

**Factor Fees: £125 pm**

**Ground Rent: TBC**

**Lease Length: 982 years**

**Current Rent: £400**

**Market Rent: £636**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

£ 92,000.00

|                  |            |
|------------------|------------|
| 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 £400 per calendar month but the potential market rent is

£ 636



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



| Returns Based on Rental Income       | £400     | £636      |
|--------------------------------------|----------|-----------|
| Mortgage Payments on £69,000.00 @ 5% | £287.50  |           |
| Est. Building Cover (Insurance)      | £15.00   |           |
| Approx. Factor Fees                  | £125.00  |           |
| Ground Rent                          | TBC      |           |
| Letting Fees                         | £40.00   | £63.60    |
| Total Monthly Costs                  | £467.50  | £491.10   |
| Monthly Net Income                   | -£67.50  | £144.90   |
| Annual Net Income                    | -£810.00 | £1,738.80 |
| Net Return                           | -2.83%   | 6.08%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£466.80**  
Adjusted To

Net Return                      **1.63%**

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

Annual Net Income      **£358.80**  
Adjusted To

Net Return                      **1.25%**

# 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.



£99,950

## 2 bedroom flat for sale

+ Add to report

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**.



£725 pcm

## 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: **4 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**