

LET PROPERTY PACK

INVESTMENT INFORMATION

Westland Street,
Stoke-on-Trent, ST4

222896653

 www.letproperty.co.uk





Property Description

Our latest listing is in Westland Street, Stoke-on-Trent, ST4

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Westland Street,
Stoke-on-Trent, ST4

222896653



Property Key Features

4 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



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



Returns Based on Rental Income	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£100.00
Total Monthly Costs	£583.75
Monthly Net Income	£416.25
Annual Net Income	£4,995.00
Net Return	10.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **6.44%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.90%**

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

4 bedroom terraced house for sale

Crowther Street, Stoke-On-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jan 2025 by Keates, Stoke On Trent

+ Add to report



£150,000

4 bedroom terraced house for sale

Seaford Street, Stoke-On-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 5 Aug 2025 (300 days) by Keates, Stoke On Trent

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

4 bedroom house

+ Add to report

Spark Terrace, Stoke-on-Trent, ST4

NO LONGER ADVERTISED

Marketed from 4 Jan 2025 to 1 Apr 2025 (87 days) by Bridgfords Lettings, Newcastle Under Lyme

3/4 bedroom terraced property | Recently refurbished | Brand new boiler | Room by room or total ...



£900 pcm

4 bedroom end of terrace house

+ Add to report

Corporation Street, Stoke-on-Trent

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Sep 2025 by Martin & Co, Stoke On Trent

Close To Towncentre | Close Proximity To The Train Station | Kitchen | Ground Floor Bathroom | 3

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



www.letproperty.co.uk

Westland Street, Stoke-on-Trent, ST4

222896653

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