

LET PROPERTY PACK

INVESTMENT INFORMATION

Robert Street, ST6

222755186

 www.letproperty.co.uk





Property Description

Our latest listing is in Roberts Street, ST6

Get instant cash flow of **£515** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **9.3%** 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...



Roberts Street, ST6

222755186



Property Key Features

3 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £515

Market Rent: £825

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 107,000.00 and borrowing of £80,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 107,000.00

25% Deposit	£26,750.00
SDLT Charge	£5,350
Legal Fees	£1,000.00
Total Investment	£33,100.00

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 £515 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£515	£825
Mortgage Payments on £80,250.00 @ 5%	£334.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£51.50	£82.50
Total Monthly Costs	£400.88	£431.88
Monthly Net Income	£114.13	£393.13
Annual Net Income	£1,369.50	£4,717.50
Net Return	4.14%	14.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,067.50**
Adjusted To

Net Return **9.27%**

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

Annual Net Income **£3,112.50**
Adjusted To

Net Return **9.40%**

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 £105,000.



£105,000

3 bedroom terraced house for sale

+ Add to report

Pinnox Street, Stoke-on-Trent, ST6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 May 2025 by Purplebricks, covering Stoke-on-Trent

Mid Terrace Family Home | Ideal First Time Buy | Viewing Essential | Lounge & Kitchen/ Diner | C



£100,000

3 bedroom end of terrace house for sale

+ Add to report

King William Street, Tunstall

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Critchlow Estate Agents, Newcastle-under-Lyme

No Chain | Two Flats | Tenants In Situ | Close to town centre | End terrace

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

Broomhill Street, Stoke-On-Trent

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 25 Apr 2025 (21 days) by Wright Lettings and Management, Nantwich

+ Add to report

We are delighted to offer to market this tastefully refurbished three bedroom mid-terrace property



£850 pcm

3 bedroom terraced house

The Boulevard, Tunstall

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Dec 2024 to 27 Jan 2025 (39 days) by Martin & Co, Stoke On Trent

+ Add to report

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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 2 years**



Payment history: **On time for length of tenancy**

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.



Roberts Street, ST6

222755186

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