

LET PROPERTY PACK

INVESTMENT INFORMATION

Bank Street, Stoke On
Trent, ST6

221559359

 www.letproperty.co.uk





Property Description

Our latest listing is in Bank Street, Stoke On Trent, ST6

Get instant cash flow of **£410** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£684** which would provide the investor a Gross Yield of **9.5%** 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...



Bank Street, Stoke On
Trent, ST6

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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £410

Market Rent: £684

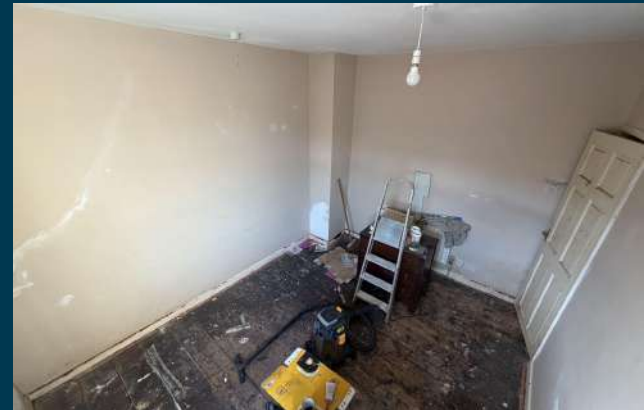
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £410 per calendar month but the potential market rent is

£ 684

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



Returns Based on Rental Income	£410	£684
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£41.00	£68.40
Total Monthly Costs	£324.75	£352.15
Monthly Net Income	£85.25	£331.85
Annual Net Income	£1,023.00	£3,982.20
Net Return	3.82%	14.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,614.20**
Adjusted To

Net Return **9.75%**

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

Annual Net Income **£2,692.20**
Adjusted To

Net Return **10.05%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

[+ Add to report](#)

Broomhill Street, Tunstall, Stoke-on-Trent, Staffordshire, ST6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Oct 2025 by Your Move, Tunstall

No onward chain | Spacious layout | Two double bedrooms | Two bright reception rooms | Modern wel...



£90,000

2 bedroom end of terrace house for sale

[+ Add to report](#)

Henry Street, Stoke-On-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Oct 2025 by Austerberry, Stoke-On-Trent & Staffordshire

An End Terraced Property | Two Bedrooms | White Fitted Kitchen | GF Bathroom | No Chain! | Close ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom terraced house

Bond Street, Stoke-On-Trent

CURRENTLY ADVERTISED

Marketed from 21 Oct 2025 by Lewis King, Sandbach

+ Add to report



£650 pcm

2 bedroom terraced house

St. Aidans Street, Stoke-On-Trent

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2025 to 21 Oct 2025 (42 days) by CW Lettings, Darlington

+ Add to report

Nestled on St. Aidans Street in Stoke-On-Trent, this beautifully renovated terraced house offers ...

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**



Current term of tenancy: **6+ 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.



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