

LET PROPERTY PACK

INVESTMENT INFORMATION

Newfield Street, ST6

222755180











Property Description

Our latest listing is in Newfield Street, ST6

Get instant cash flow of £435 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for £700 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...







Newfield Street, ST6



2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £20.00 PM

Ground Rent: TBC

Lease Length: FREEHOLD

Current Rent: £435

Market Rent: £700

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Lounge









Kitchen







Bedrooms



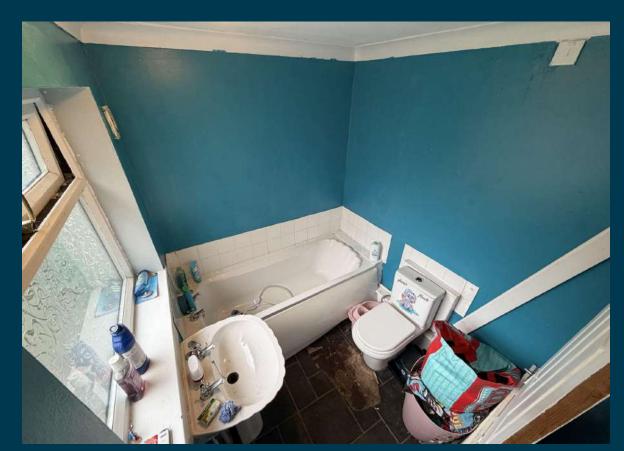






Bathroom









Exterior









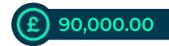
Initial Outlay





Figures based on assumed purchase price of 90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£22,500.00**

SDLT Charge £4,500

Legal Fees £1,000.00

Total Investment £28,000.00

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 £435 per calendar month but the potential market rent is

(E)	700
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Returns Based on Rental Income	£435	£700
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£20.00	
Ground Rent	ТВС	
Letting Fees	£43.50	£70.00
Total Monthly Costs	£359.75	£386.25
Monthly Net Income	£75.25	£313.75
Annual Net Income	£903.00	£3,765.00
Net Return	3.23 %	13.45%

Return Stress Test Analysis Report





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

Annual Net Income

£2,365.00

Adjusted To

Net Return

8.45%

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

Annual Net Income

£2,415.00

Adjusted To

Net Return

8.63%

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 £95,000.



2 bedroom end of terrace house for sale

+ Add to report

Parsonage Street, Stoke-on-Trent, Staffordshire, ST6

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 to 21 Feb 2025 (196 days) by Reeds Rains, Hanley





+ Add to report



St. Aidans Street, Tunstall, Stoke-On-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Oct 2025 by Priory Property Services, Tunstall

£95,000

* CHAIN EDEF PROPERTY * [* A MATHRE FAID TERRACED HOUSE SITUATED CLOSE TO ALL LOCAL

Rent Comparables Report



+ Add to report

+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm



Summerbank Road, Tunstall

NO LONGER ADVERTISED LET

LET AGREED

Marketed from 23 May 2025 to 16 Jul 2025 (53 days) by Martin & Co, Stoke On Trent



£750 pcm

2 bedroom terraced house

Smith Child Street, Stoke-on-Trent, Staffordshire

NO LONGER ADVERTISED

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LET AGREED

Marketed from 10 Mar 2025 to 7 Apr 2025 (28 days) by Heywoods, Newcastle-under-Lyme

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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.





Interested in this property investment?

Call us on **0141 478 0985**



Newfield Street, ST6



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.