

LET PROPERTY PACK

INVESTMENT INFORMATION

Leek New Road,
Stoke-on-trent ST2

225244891

 www.letproperty.co.uk





Property Description

Our latest listing is in Leek New Road, Stoke-on-trent ST2

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable 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

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £177.00 PM

Ground Rent: £12.50 PM

Lease Length: 129

Market Rent: £745

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



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



Returns Based on Rental Income	£745
Mortgage Payments on £77,250.00 @ 5%	£321.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£177.00
Ground Rent	£12.50
Letting Fees	£74.50
Total Monthly Costs	£600.88
Monthly Net Income	£144.13
Annual Net Income	£1,729.50
Net Return	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£239.50**
Adjusted To

Net Return **0.75%**

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

Annual Net Income **£334.50**
Adjusted To

Net Return **1.05%**

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 £120,000.



£120,000

1 bedroom apartment for sale

Seymour Street, Stoke-on-Trent, Staffordshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Apr 2025 to 22 Mar 2026 (345 days) by Leaders Sales, Crewe

+ Add to report



£105,000

1 bedroom semi-detached bungalow for sale

Aries Close, Stoke-on-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Nov 2025 by Shaw's and Company, Kidsgrove

+ Add to report

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

1 bedroom apartment

Bellingham Grove, Hanley

NO LONGER ADVERTISED

Marketed from 4 Dec 2025 to 7 Jan 2026 (33 days) by Martin & Co, Stoke On Trent

+ Add to report



£825 pcm

1 bedroom apartment

New Berkeley Street, Hanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2025 to 18 Feb 2026 (78 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: **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.



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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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