

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tollgate Court, Trentham  
Road, Stoke-on-Trent, ST3

226572965

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Tollgate Court, Trentham Road, Stoke-on-Trent, ST3

Get instant cash flow of **£455** per calendar month with a **14.0%** Gross Yield for investors.

This property has a potential to rent for **£632** which would provide the investor a Gross Yield of **19.4%** 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...



Tollgate Court, Trentham  
Road, Stoke-on-Trent, ST3

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## Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £109.00 pm

Ground Rent: TBC

Lease Length: 111 years

Current Rent: £455

Market Rent: £632

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of 39,000.

## ASSUMED PURCHASE PRICE

£ 39,000.00

SDLT Charge

£0

Legal Fees

£1,000

Total Investment

£40,000

# 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 £455 per calendar month but the potential market rent is

£ 632

| Returns Based on Rental Income  | £455      | £632      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | £109.00   |           |
| Ground Rent                     | TBC       |           |
| Letting Fees                    | £45.50    | £63.20    |
| Total Monthly Costs             | £169.50   | £187.20   |
| Monthly Net Income              | £285.50   | £444.80   |
| Annual Net Income               | £3,426.00 | £5,337.60 |
| Net Return                      | 8.57%     | 13.34%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,074**  
Adjusted To

Net Return                      **10.18%**

# 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 £46,000.



£46,000

## 1 bedroom apartment for sale

+ Add to reports

Trentham Road, Blurton, Stoke-On-Trent, Staffordshire, ST3 3BH

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2023 to 5 Jul 2024 (207 days) by Austerberry, Stoke-On-Trent & Staffordshire



£40,000

## 1 bedroom apartment for sale

Pedley Court, Blurton, ST3

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2022 to 27 Sep 2022 (61 days) by Dale and Collins, Trentham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

## 1 bedroom flat

Congreve Road, Stoke-On-Trent

CURRENTLY ADVERTISED

Marketed from 12 Oct 2026 by Austerberry, Stoke-On-Trent & Staffordshire



£550 pcm

## 1 bedroom apartment

The Old Convent

CURRENTLY ADVERTISED

Marketed from 16 Oct 2026 by Martin & Co, Stafford

# 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 the last 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Tollgate Court, Trentham Road,  
Stoke-on-Trent, ST3

PROPERTY ID: 226572965

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**