

LET PROPERTY PACK

INVESTMENT INFORMATION

Duke Street,
Stoke-on-Trent, ST4

227618818

 www.letproperty.co.uk





Property Description

Our latest listing is in Duke Street,
Stoke-on-Trent, ST4

Get instant cash flow of **£1,000** per calendar
month with a **8.0%** Gross Yield for investors.

**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...**



Duke Street,
Stoke-on-Trent, ST4

227618818



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £150,000.

ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge £8,000

Legal Fees £1,000

Total Investment £159,000

Projected Investment Return



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



Returns Based on Rental Income	£1,000
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£100.00
Total Monthly Costs	£115.00
Monthly Net Income	£885.00
Annual Net Income	£10,620.00
Net Return	6.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,620**
Adjusted To

Net Return **5.42%**

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 £195,000.



£195,000

3 bedroom semi-detached house for sale

+ Add to report

Highfield Drive, Blurton, Stoke-on-Trent, ST3

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2024 to 4 Jun 2025 (229 days) by Goodchilds, Stoke-On-Trent



£185,000

3 bedroom semi-detached house for sale

+ Add to rep

Little Cliffe Road, Stoke-On-Trent

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Apr 2026 by Austerberry, Stoke-On-Trent & Staffordshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

3 bedroom semi-detached house

+ Add to report

Keble Way, Blurton, Stoke On Trent, Staffordshire, ST3

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 22 Jul 2025 (21 days) by Rockett Home Rentals Ltd, Wolstanton



£1,135 pcm

3 bedroom semi-detached house

+ Add to report

Roundway, Blurton

CURRENTLY ADVERTISED

LET AGREED

Marketed from 9 Jul 2026 by Martin & Co, Stoke On Trent

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 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.



Duke Street, Stoke-on-Trent, ST4

227618818

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