

LET PROPERTY PACK

INVESTMENT INFORMATION

Acton Street,
Stoke-on-Trent, ST1

229009935

 www.letproperty.co.uk





Property Description

Our latest listing is in Acton Street, Stoke-on-Trent, ST1

Get instant cash flow of **£645** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **8.8%** 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...



Acton Street,
Stoke-on-Trent, ST1

229009935



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £645

Market Rent: £810

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 110,000.

ASSUMED PURCHASE PRICE

£ 110,000.00

SDLT Charge

£5,500

Legal Fees

£1,000

Total Investment

£116,500

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 £645 per calendar month but the potential market rent is

£ 810

Returns Based on Rental Income	£645	£810
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£64.50	£81.00
Total Monthly Costs	£79.50	£96.00
Monthly Net Income	£565.50	£714.00
Annual Net Income	£6,786.00	£8,568.00
Net Return	5.82%	7.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,948**
Adjusted To

Net Return **5.96%**

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

2 bedroom semi-detached house for sale

Lane Farm Grove, Stoke-on-Trent, Staffordshire, ST1

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jun 2025 to 24 Feb 2026 (259 days) by Reeds Rains, Hanley



£115,000

2 bedroom semi-detached house for sale

Kingston Avenue, Stoke On Trent, ST1 6HG

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 May 2024 to 23 Oct 2024 (146 days) by Critchlow Estate Agents, Newcastle-under-Lyme

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom semi-detached house

Arthur Brocklehurst Way, Stoke-On-Trent, ST1

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jun 2026 to 4 Aug 2026 (40 days) by Goodchilds, Stoke-On-Trent



£950 pcm

2 bedroom semi-detached house

Widecombe Road, Birches Head

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2026 to 2 Sep 2026 (48 days) 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 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.



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Acton Street, Stoke-on-Trent, ST1

PROPERTY ID: 229009935

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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