

LET PROPERTY PACK

INVESTMENT INFORMATION

Campbell Terrace,
Stoke-on-Trent, ST1

225372157

 www.letproperty.co.uk





Property Description

Our latest listing is in Campbell Terrace, Stoke-on-Trent, ST1

Get instant cash flow of **£2,300** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£3,150** which would provide the investor a Gross Yield of **12.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Campbell Terrace,
Stoke-on-Trent, ST1

225372157



Property Key Features

6 bedrooms

6 bathrooms

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

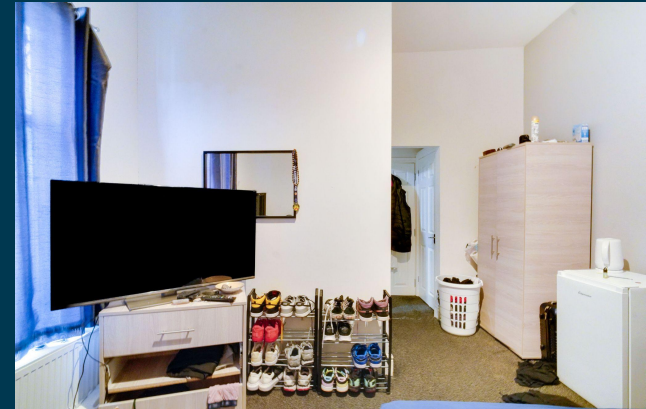
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

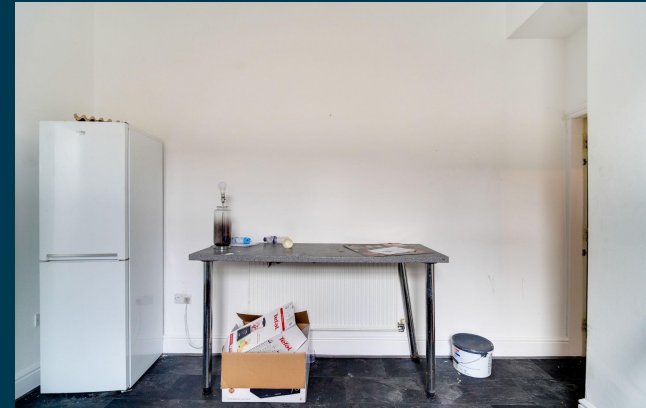
Current Rent: £2,300

Market Rent: £3,150

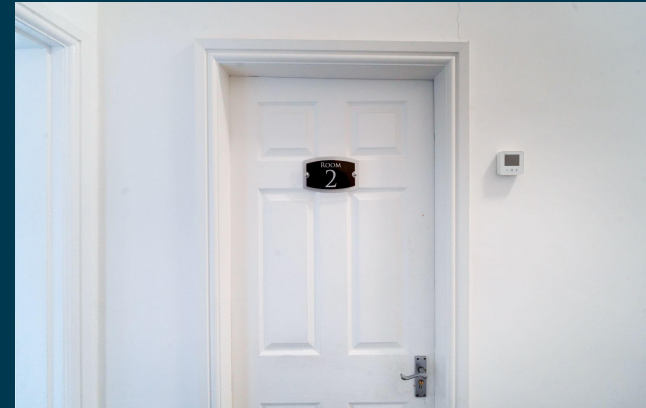
Lounge



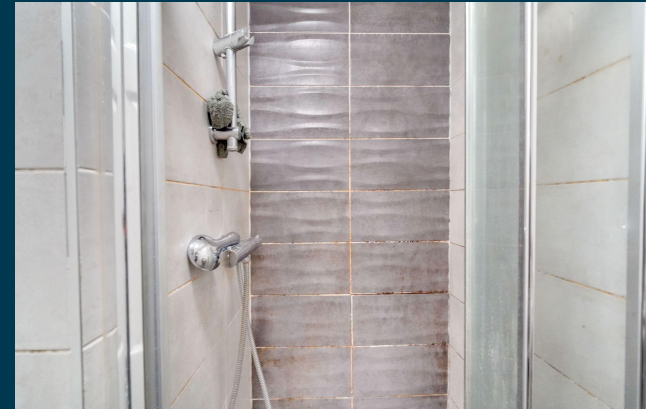
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £294,000.00 and borrowing of £220,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 294,000.00

25% Deposit **£73,500.00**

ADS @ 8% **£23,520.00**

LBTT Charge **£4,300**

Legal Fees **£1,000.00**

Total Investment **£102,320.00**

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £2,300 per calendar month but the potential market rent is

£ 3,150

Returns Based on Rental Income	£2,300	£3,150
Mortgage Payments on £220,500.00 @ 5%	£918.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£230.00	£315.00
Total Monthly Costs	£1,163.75	£1,248.75
Monthly Net Income	£1,136.25	£1,901.25
Annual Net Income	£13,635.00	£22,815.00
Net Return	13.33%	22.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£16,515.00**
Adjusted To

Net Return **16.14%**

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

Annual Net Income **£18,405.00**
Adjusted To

Net Return **17.99%**

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 £299,950.



£299,950

5 bedroom detached house for sale

+ Add to report

Abbotts Drive, Sneyd Green, Stoke-On-Trent, Staffordshire, ST1 6HX

NO LONGER ADVERTISED

Marketed from 25 Jul 2023 to 11 Dec 2023 (138 days) by Austerberry, Stoke-On-Trent & Staffordshire

A Convenience Store And... | A Five Bedroom HMO | Main Services Connected | GF Wc | FF Shower Roo...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,250 based on the analysis carried out by our letting team at **Let Property Management**.



£5,250 pcm

5 bedroom detached house

+ Add to report

Birches Head Road, Stoke-On-Trent, ST1

NO LONGER ADVERTISED

Marketed from 21 Jan 2025 to 26 Jan 2025 (5 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2324654

Current Tenant Profile



As this property is currently tenanted, 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: **2 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.



Campbell Terrace, Stoke-on-Trent, ST1

PROPERTY ID: 225372157

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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