LET PROPERTY PACK

INVESTMENT INFORMATION

Kinver Street, Smallthorne
SoT, ST6 1JZ

229976799

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LETPROPERTY



Property Description

Our latest listing is in Kinver Street, Smallthorne SoT, ST6 1JZ

Get instant cash flow of **£750** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£847** which would provide the investor a Gross Yield of **7.9%** 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...



Kinver Street,
Smallthorne SoT, ST6 1JZ

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Property Key Features

- 3 Bedroom
- 1 Bathroom
- Spacious Lounge
- Well Equipped Kitchen
- Factor Fees: £0
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £750
- Market Rent: £847

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £129,000.00 and borrowing of £96,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 129,000.00

25% Deposit	**£32,250.00**
SDLT Charge	**£6,530**
Legal Fees	**£1,000.00**
Total Investment	**£39,780.00**

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 £750.00 per calendar month but the potential market rent is £847

Returns Based on Rental Income	**£750.00**	**£847.00**
Mortgage Payments on £96,750.00 @ 5%	**£403.13**	
Est. Building Cover (Insurance)	**£15.00**	
Approx. Factor Fees	**£0.00**	
Ground Rent	**Freehold**	
Letting Fees	**£75.00**	**£84.70**
Total Monthly Costs	**£493.13**	**£502.83**
Monthly Net Income	**£256.88**	**£344.18**
Annual Net Income	**£3,082.50**	**£4,130.10**
Net Return	**7.75%**	**10.38%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,436.10**
Net Return	**6.12%**

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

Annual Net Income Adjusted To	**£2,195.10**
Net Return	

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 £140,000.



3 bedroom semi-detached house for sale

+ Add to report

Coseley Street, Stoke On Trent, ST6 1LR

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 22 Mar 2024 to 17 Sep 2024 (179 days) by Critchlow Estate Agents, Newcastle-under-Lyme

£140,000



3 bedroom semi-detached house for sale

+ Add to report

Saturn Road, Smallthorne, Stoke-On-Trent ST6 1PE

NO LONGER ADVERTISED | SOLD STC

Marketed from 13 Jul 2024 to 4 Apr 2025 (265 days) by Butters John Bee, Hanley

£140,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £11,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Bankhall Road, Smallthorne

NO LONGER ADVERTISED

Marketed from 7 Aug 2024 to 30 Sep 2024 (53 days) by Martin & Co, Stoke On Trent



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Ford Green Road, Stoke-on-trent

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Aug 2025 to 22 Nov 2025 (106 days) by Butters John Bee - Lettings, Hanley

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: **3 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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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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