

LET PROPERTY PACK

INVESTMENT INFORMATION

Stewart Street, Crewe, CW2

227288097

 www.letproperty.co.uk





Property Description

Our latest listing is in Stewart Street, Crewe, CW2

Get instant cash flow of **£800** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Stewart Street, Crewe,
CW2

227288097



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800 PM

Market Rent: £950 PM

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge

£7,300

Legal Fees

£1,000

Total Investment

£148,300

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 950



Returns Based on Rental Income	£800	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£95.00
Total Monthly Costs	£95.00	£110.00
Monthly Net Income	£705.00	£840.00
Annual Net Income	£8,460.00	£10,080.00
Net Return	5.70%	6.80%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£8,180**
Adjusted To

Net Return **5.52%**

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.



£150,000

2 bedroom semi-detached house for sale

+ Add to rep

Brookdale Park, Crewe

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Jan 2026 by eXp UK, North West



£149,950

2 bedroom house for sale

+ Add to

Moreton Road, Crewe, Cheshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2025 to 6 Aug 2025 (202 days) by Wright Marshall Estate Agents, Nantwicl

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom bungalow

Wistaston Avenue, Crewe, CW2

NO LONGER ADVERTISED

Marketed from 18 Feb 2026 to 8 Apr 2026 (48 days) by Belvoir, Crewe

+ Add to re



£1,000 pcm

2 bedroom house

Wistaston Avenue, CW2

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 May 2025 to 9 Jun 2025 (16 days) by Bridgfords Lettings, Crewe

+ Add to r

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

Stewart Street, Crewe, CW2

PROPERTY ID: 12345678

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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