

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street,
Stoke-on-Trent, ST6 6BX

224530280

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Stoke-on-Trent, ST6 6BX

Get instant cash flow of **£785** per calendar month with a **7.1%** 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...



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Property Key Features

3 bedrooms

1 bathrooms

Spacious Lounge

Well Equipped Kitchen

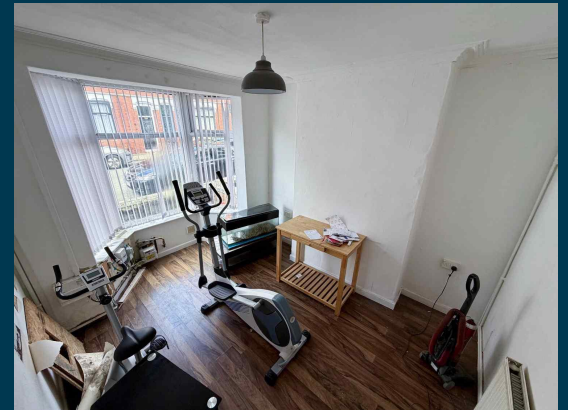
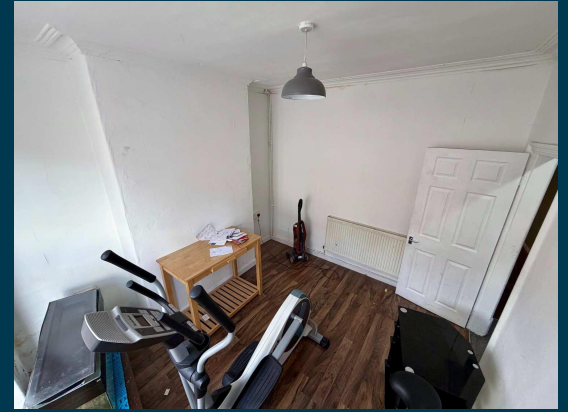
Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £785

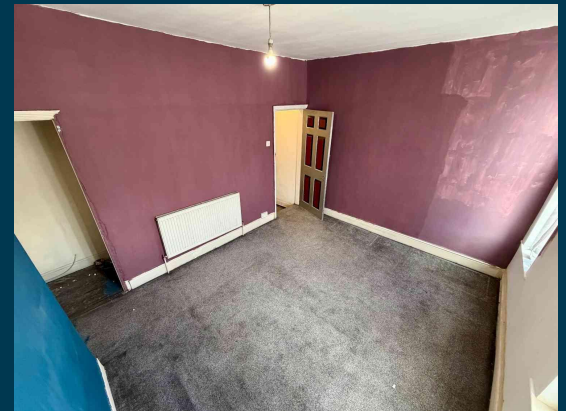
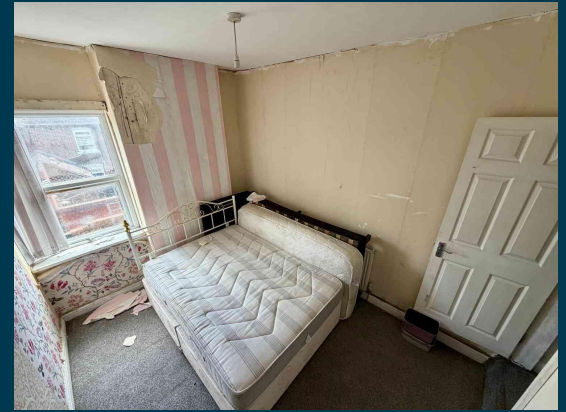
Lounge



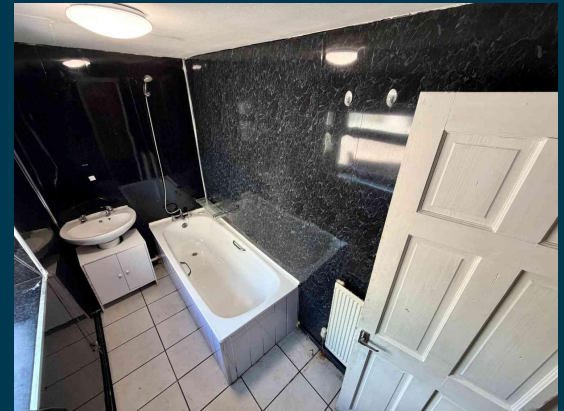
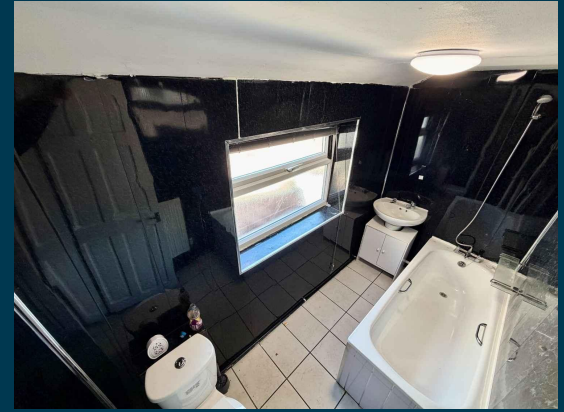
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£5,750
Legal Fees	£1,000.00
Total Investment	£35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £785.00 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£785.00	£785.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£78.50	£78.50
Total Monthly Costs	£452.88	£452.88
Monthly Net Income	£332.13	£332.13
Annual Net Income	£3,985.50	£3,985.50
Net Return	11.23%	11.23%

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 **£2,415.50**
Adjusted To

Net Return **6.80%**

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

Annual Net Income **£2,260.50**
Adjusted To

Net Return **6.37%**

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 £125,000.



£125,000

3 bedroom semi-detached house for sale

+ Add to report

Clanway Street, Stoke-on-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Mar 2024 to 18 Jul 2024 (126 days) by Shaw's and Company, Kidsgrove



£125,000

3 bedroom semi-detached house for sale

+ Add to report

Clandon Avenue, Tunstall, Stoke-On-Trent,

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jan 2024 to 1 Jul 2024 (174 days) by Samuel Makepeace Estate Agents, Stoke-on-Trent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

Stanley Street, Stoke-on-Trent, Staffordshire, ST6

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Feb 2025 to 6 May 2025 (83 days) by Reeds Rains, Hanley

+ Add to report



£775 pcm

3 bedroom semi-detached house

Clanway Street, Stoke-On-Trent, ST6

NO LONGER ADVERTISED



Marketed from 19 Jul 2024 to 27 Jul 2024 (8 days) by OpenRent, London

+ Add to report

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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