LET PROPERTY PACK

INVESTMENT INFORMATION

Holly Place,
Stoke-on-Trent, ST4

229750768

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Property Description

Our latest listing is in Holly Place, Stoke-on-Trent, ST4

Get instant cash flow of **£475** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£651** which would provide the investor a Gross Yield of **10.4%** 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...



Holly Place,
Stoke-on-Trent, ST4

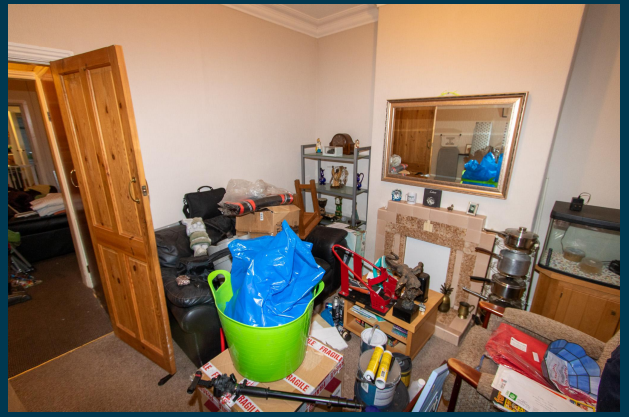
229750768

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Fully equipped modern Kitchen
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £475
- Market Rent: £651

Lounge

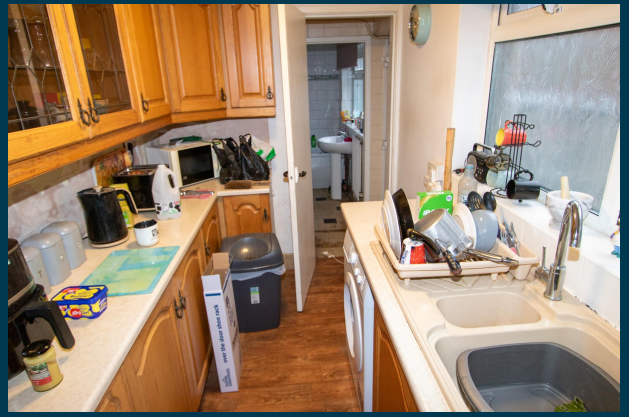


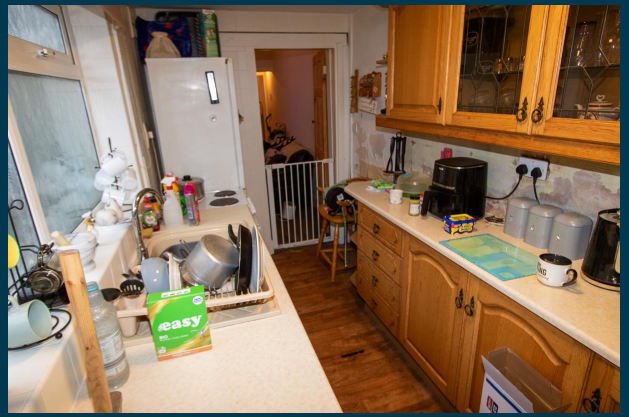




Kitchen







Bedrooms





Bathroom





Exterior





Initial Outlay



ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge	**£3,750**
Legal Fees	**£1,000**
Total Investment	**£79,750**

Outlay figures based on assumed cash purchase of 75,000.

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 651

Returns Based on Rental Income	£475	£651
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.50	£65.10
Total Monthly Costs	£62.50	£80.10
Monthly Net Income	£412.50	£570.90
Annual Net Income	£4,950.00	£6,850.80
Net Return	6.21%	8.59%

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 Adjusted To	**£5,549**
Net Return	**6.96%**

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 £85,000.



2 bedroom terraced house for sale

+ Add to

Holly Place, Heron Cross, Stoke-on-Trent

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Sep 2023 to 8 Apr 2024 (205 days) by Findahome Online Ltd, Stoke-on-Trent

£85,000



2 bedroom terraced house for sale

7 Hertford Street, Stoke-on-Trent, Staffordshire, ST4 3AX

NO LONGER ADVERTISED

Marketed from 9 Apr 2024 to 25 Apr 2024 (15 days) by Harman Healy, Croydon

£60,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

Derry Street, Heron Cross, Stoke-on-Trent

CURRENTLY ADVERTISED

Marketed from 30 Oct 2026 by Findahome Online Ltd, Stoke-on-Trent

£695 pcm



2 bedroom terraced house

Chilton Street, Stoke-on-Trent, Staffordshire, ST4

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Aug 2026 to 25 Sep 2026 (29 days) by Your Move, Longton

£675 pcm

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

Holly Place, Stoke-on-Trent, ST4

PROPERTY ID: 229750768

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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