

# LET PROPERTY PACK

## INVESTMENT INFORMATION

London Road,  
Stoke-on-Trent, ST4

224459103

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in London Road, Stoke-on-Trent, ST4

Get instant cash flow of **£800** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£903** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



London Road,  
Stoke-on-Trent, ST4

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Well presented**

**Within easy reach of local amenities**

**Factor Fees: £1.00**

**Ground Rent: £0.00**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £903**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£7,510
Legal Fees	£1,000.00
Total Investment	£44,260.00

# Projected Investment Return



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

£ 903



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



Returns Based on Rental Income	£800	£903
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£90.30
<b>Total Monthly Costs</b>	<b>£542.88</b>	<b>£553.18</b>
<b>Monthly Net Income</b>	<b>£257.13</b>	<b>£349.83</b>
<b>Annual Net Income</b>	<b>£3,085.50</b>	<b>£4,197.90</b>
<b>Net Return</b>	<b>6.97%</b>	<b>9.48%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,391.90**  
Adjusted To

Net Return                      **5.40%**

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

Annual Net Income      **£2,052.90**  
Adjusted To

Net Return                      **4.64%**

# 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 £145,000.



2 bedroom town house for sale

Green Road, Trent Vale, Stoke-On-Trent

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Apr 2023 to 23 May 2023 (37 days) by Heywoods, Newcastle-under-Lyme

£145,000

+ Add to report



2 bedroom town house for sale

Kensington Court, Trent Vale, ST4

NO LONGER ADVERTISED

Marketed from 30 Apr 2023 to 3 Aug 2023 (94 days) by Northwood, Stoke-on-Trent

£140,000

+ Add to report

# 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**

## 3 bedroom semi-detached house

+ Add to report

Leawood Road, Stoke-on-Trent, Staffordshire, ST4

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2025 to 23 Apr 2025 (34 days) by Reeds Rains, Newcastle under Lyme



**£1,095 pcm**

## 3 bedroom semi-detached house

+ Add to report

Walton Road, Trent Vale, Stoke On Trent, Staffordshire, ST4

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 5 Jun 2025 (16 days) by Rockett Home Rentals Ltd, Wolstanton

# 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: **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.



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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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