

LET PROPERTY PACK

INVESTMENT INFORMATION

Manor Street,
Stoke-on-Trent, ST4 2JD

210865190

 www.letproperty.co.uk





Property Description

Our latest listing is in Manor Street, Stoke-on-Trent, ST4 2JD

Get instant cash flow of **£440** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: FREEHOLD

Current Rent: £440

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£2,940
Legal Fees	£1,000.00
Total Investment	£28,440.00

Projected Investment Return



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£440	£750
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£44.00	£75.00
Total Monthly Costs	£365.25	£396.25
Monthly Net Income	£74.75	£353.75
Annual Net Income	£897.00	£4,245.00
Net Return	3.15%	14.93%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,745.00**
Adjusted To

Net Return **9.65%**

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


Annual Net Income **£2,775.00**
Adjusted To

Net Return **9.76%**

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 £90,000.



2 bedroom end of terrace house for sale [+ Add to report](#)

Edward Street, Fenton, ST4 2JT


NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Aug 2021 to 8 Oct 2021 (65 days) by Butters John Bee, Hanley

DOUBLE FRONTED | TWO DOUBLE BEDROOMS | LARGE KITCHEN | INTEGRAL OVEN AND HOB | INTEGRAL DISHWASHE...

 Sold price history: [View](#)

 Floor plan: [View](#)




2 bedroom terraced house for sale [+ Add to report](#)

Manor Street, Fenton, Stoke-On-Trent

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Feb 2024 to 12 Jun 2024 (120 days) by Austerberry, Stoke-On-Trent & Staffordshire

Watch Our Online Video Tours! | Distinctive Appearance | Walled Forecourt | Two Double Bedrooms |...

 Sold price history: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

+ Add to report

Herbert Street, Fenton, Stoke-on-Trent

CURRENTLY ADVERTISED LET AGREED

Marketed from 27 Feb 2024 by Findahome Online Ltd, Stoke-on-Trent

Modern Semi Detached House | Two Bedrooms | Very Well Presented | Lounge | Modern Dining Kitc...



£750 pcm

2 bedroom terraced house

+ Add to report

Manor Street; Fenton; ST4

NO LONGER ADVERTISED LET AGREED






Marketed from 18 May 2024 to 3 Jun 2024 (15 days) by Leaders Lettings, Hartshill

NEW TO THE MARKET | NO DEPOSIT OPTION AVAILABLE | Close to Commuting Links | Fresh

Current Tenant Profile



As this property is currently tenanted, 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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