

LET PROPERTY PACK

INVESTMENT INFORMATION

Sytchmill Way,
Stoke-on-Trent, ST6 4GQ

222533577

 www.letproperty.co.uk





Property Description

Our latest listing is in Sytchmill Way, Stoke-on-Trent, ST6 4GQ

Get instant cash flow of **£625** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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...



Sytchmill Way,
Stoke-on-Trent, ST6 4GQ

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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £100 per month

Ground Rent: £0.83 per month

Lease Length: 230 years

Current Rent: £625

Market Rent: £662

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed

purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

Projected Investment Return



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



The monthly rent of this property is currently set at £625.00 per calendar month but the potential market rent is

£ 662

Returns Based on Rental Income	£625.00	£662.00
Mortgage Payments on £62,250.00 @ 5%	£259.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£0.83	
Letting Fees	£62.50	£66.20
Total Monthly Costs	£437.71	£441.41
Monthly Net Income	£187.30	£220.60
Annual Net Income	£2,247.54	£2,647.14
Net Return	8.68%	10.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,323.14**
Adjusted To

Net Return **5.11%**

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

Annual Net Income **£1,412.10**
Adjusted To

Net Return **5.45%**

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 £100,000.



£100,000

1 bedroom block of apartments for sale

[+ Add to report](#)

Newport Street, Stoke-On-Trent

NO LONGER ADVERTISED

Marketed from 30 Oct 2024 to 2 Jan 2025 (63 days) by Keates, Stoke On Trent



£85,000

1 bedroom block of apartments for sale

[+ Add to report](#)

1 Walley Place, Stoke-on-Trent, Staffordshire, ST6 2BJ

NO LONGER ADVERTISED

Marketed from 3 Dec 2024 to 3 Jan 2025 (31 days) by Town & Country Property Auctions, Crewe

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

1 bedroom flat

+ Add to report

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

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2025 to 4 Sep 2025 (48 days) by Your Move, Tunstall



£650 pcm

1 bedroom flat

+ Add to report

17 Queens Avenue, Tunstall, ST6

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2025 to 9 Oct 2025 (55 days) by Belvoir, Newcastle-Under-Lyme

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.



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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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