

LET PROPERTY PACK

INVESTMENT INFORMATION

Sutton Bridge,
Shrewsbury, SY3

225114671

 www.letproperty.co.uk





Property Description

Our latest listing is in 37 Sutton Bridge, Shrewsbury, SY3

Get instant cash flow of **£950** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** 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...



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Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £102.77 pm

Ground Rent: £10.67 pm

Lease Length: 182 years

Current Rent: £950

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£102.77	
Ground Rent	£10.67	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£798.44	£818.44
Monthly Net Income	£151.56	£331.56
Annual Net Income	£1,818.72	£3,978.72
Net Return	3.17%	6.93%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,678.72**

Net Return **2.93%**

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

Annual Net Income Adjusted To **£1,346.76**

Net Return **2.35%**

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 £190,000.



£190,000

2 bedroom terraced house for sale



Trinity Street, Shrewsbury, Shropshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2022 to 22 Sep 2022 (64 days) by Cooper Green Pooks, Shrewsbury



£185,000

2 bedroom semi-detached house for sale

Sutton Bridge, Shrewsbury SY3 7RT

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2021 to 22 Jun 2021 (151 days) by EweMove, Shrewsbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

John Street, Castlefields SY1

CURRENTLY ADVERTISED

LET AGREED

Marketed from 26 Feb 2026 by Let Correct, Covering Nationwide



£1,100 pcm

2 bedroom terraced house

14 Hotspur Street, Greenfields, Shrewsbury SY1 2PZ

NO LONGER ADVERTISED

Marketed from 13 Jan 2026 to 13 Jan 2026 by Holland Broadbridge, Shrewsbury

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: **8 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.

