

LET PROPERTY PACK

INVESTMENT INFORMATION

Sutton Bridge,
Shrewsbury, SY3

225213098

 www.letproperty.co.uk





Property Description

Our latest listing is in Sutton Bridge, Shrewsbury, SY3

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.1%** 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: £107.12 pm

Ground Rent: £9.17 pm

Lease Length: 182 years

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

Projected Investment Return



The monthly rent of this property is currently set at £0 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	£1,150
Mortgage Payments on £145,500.00 @ 5%	£606.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£107.12
Ground Rent	£9.17
Letting Fees	£115.00
Total Monthly Costs	£852.54
Monthly Net Income	£297.46
Annual Net Income	£3,569.52
Net Return	5.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,269.52**
Adjusted To

Net Return **2.10%**

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

Annual Net Income **£769.56**
Adjusted To

Net Return **1.27%**

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 £280,000.



£280,000

2 bedroom end of terrace house for sale

+ Ad

3 The Elms, Mill Road, Shrewsbury, SY3 9JX

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Sep 2025 to 16 Mar 2026 (178 days) by Halls Estate Agents, Shrewsbury



2 bedroom end of terrace house for sale

May Terrace, Bell Lane, Shrewsbury

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Mar 2026 by Spencer Jakeman, Shrewsbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom end of terrace house



2 bedroom End of Terrace House in Picton Drive, Shrewsbury

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 14 Feb 2026 by Lomond Investment Management, covering National



£950 pcm

2 bedroom end of terrace house

The Common, Bayston Hill, SY3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Nov 2025 to 18 Dec 2025 (23 days) by Belvoir, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

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.

