

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashlands Road,  
Stoke-on-Trent, ST4

207008862

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





## Property Description

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

Get instant cash flow of **£800** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Ashlands Road,  
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## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Garden Ground Space**

**Lounge and Kitchen**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £800**

**Market Rent: £975**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

# Projected Investment Return



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

£ 975

Returns Based on Rental Income	£800	£975
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£80.00	£97.50
<b>Total Monthly Costs</b>	<b>£688.75</b>	<b>£706.25</b>
<b>Monthly Net Income</b>	<b>£111.25</b>	<b>£268.75</b>
<b>Annual Net Income</b>	<b>£1,335.00</b>	<b>£3,225.00</b>
<b>Net Return</b>	<b>2.46%</b>	<b>5.95%</b>

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      **£1,275.00**  
Adjusted To

Net Return                      **2.35%**

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

Annual Net Income      **£375.00**  
Adjusted To

Net Return                      **0.69%**

# 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 £200,000.



3 bedroom semi-detached house for sale  
Ashlands Road, Stoke-on-trent, ST4 6QR

+ Add to report

CURRENTLY ADVERTISED SOLD STC

SPACIOUS FAMILY HOME. | NO ONWARD CHAIN | TRADITIONAL FEATURES & STYLE.  
| THREE BEDROOMS. | TWO R...

£200,000

Marketed from 7 Feb 2024 by eXp UK, West Midlands

Floorplan



3 bedroom semi-detached house for sale  
Stowell Green, Stoke-on-trent

+ Add to report

NO LONGER ADVERTISED SOLD STC

New Roof | Conveniently located for the Hospital | Driveway | Three Double Bedrooms |  
Kitchen and...

£200,000

SOLD PRICE HISTORY

27 May 2022	£200,000
23 Aug 2005	£195,000
24 Mar 2005	£116,000

Floorplan

# 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

### 3 bedroom semi-detached house

Ashlands Road, Hartshill, Stoke-on-Trent, ST4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Modern Fitted Kitchen | Large Paved Garden | Close proximity to Royal Stoke Hospital | Close to ...

#### SOLD PRICE HISTORY

16 Jul 2014	£147,000
18 Dec 2009	£145,000
22 Jan 2009	£94,000

Marketed from 9 Aug 2022 to 2 Sep 2022 (24 days) by Belvoir Newcastle-under-Lyme, Hartshill



£975 pcm

### 3 bedroom end of terrace house

Albany Road, Hartshill, Stoke-on-Trent, ST4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Fully Furnished | Stunning Property | Very close to University hospital | Rear patio with roofing...

#### SOLD PRICE HISTORY

21 Dec 2016	£96,000
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# 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: **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.



**LETPROPERTY**