

LET PROPERTY PACK

INVESTMENT INFORMATION

Regent Road Blackpool, FY14LY

201922726











Property Description

Our latest listing is in Regent Road Blackpool, FY14LY

Get instant cash flow of £850 per calendar month with a 16.2% Gross Yield for investors.

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...









1 bedroom

1 bathroom

Three Piece Bathroom

Spacious Lounge

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

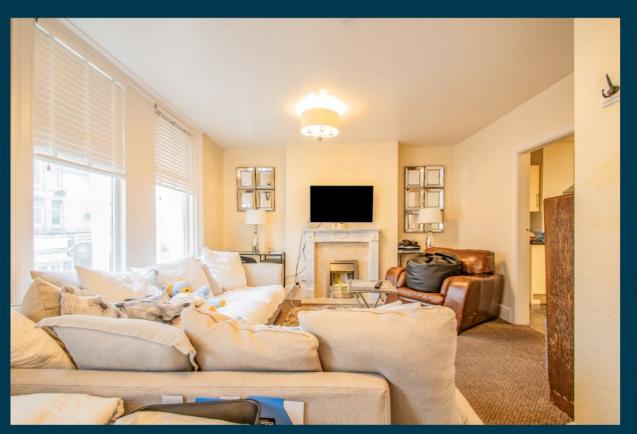
Current Rent: £850

Regent Road Blackpool, FY14LY

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Lounge









Kitchen









Bedrooms







Bathroom









Exterior







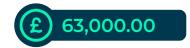
Initial Outlay





Figures based on assumed purchase price of £63,000 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£15,750.00**

SDLT Charge £1,890

Legal Fees £1,000.00

Total Investment £18,640.00

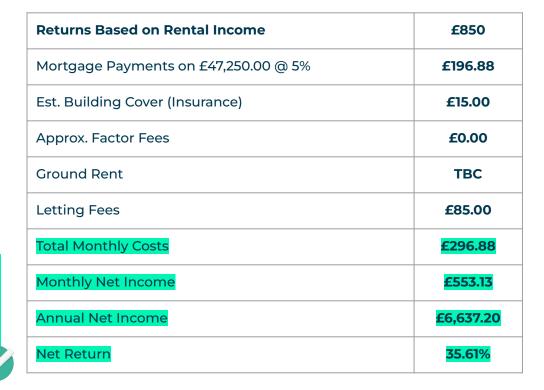
Projected Investment Return



The monthly rent of this property is currently set at £850.



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

£2,737.50

Annual Net Income

Adjusted To

Net Return

14.69%

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

Annual Net Income

£2,992.50

Adjusted To

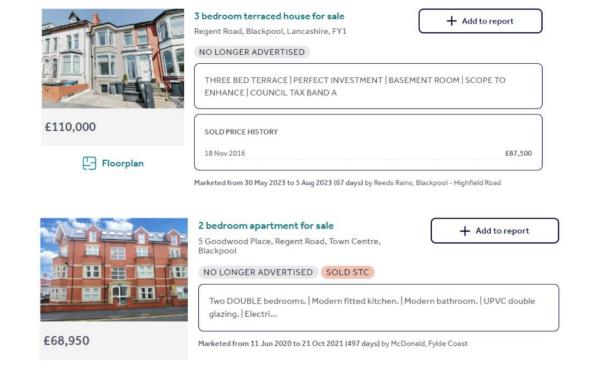
Net Return

16.05%

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 £110,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,165 based on the analysis carried out by our letting team at **Let Property Management**.



£2,165 pcm

1 bedroom retirement property

Station Road, Poulton-le-Fylde, Lancashire, FY6 7XJ

NO LONGER ADVERTISED

Minutes from local shops and amenities \mid Bistro style restaurant serving daily, freshly prepared ...

Marketed from 14 Jul 2023 to 8 Dec 2023 (147 days) by McCarthy Stone, Retirement Living



£1,700 pcm

1 bedroom flat

Clifton Drive North, Lytham Saint Annes, FY8

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1714870

Marketed from 27 Sep 2023 to 27 Oct 2023 (29 days) by OpenRent, London

+ Add to report

+ Add to report

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



Current term of tenancy: Moved in within the last 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Regent Road Blackpool, FY14LY



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.