

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Reagent Road Blackpool,  
FY1 4LY

201922741

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





## Property Description

Our latest listing is in Reagent Road Blackpool, FY1 4LY

Get instant cash flow of **£575** per calendar month with a **13.8%** Gross Yield for investors.

This property has a potential to rent for **£1,300** which would provide the investor a Gross Yield of **31.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Reagent Road Blackpool,  
FY1 4LY

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## Property Key Features

1 bedroom

1 bathroom

Great Condition

Close proximity to valuable  
amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £575

Market Rent: £1,300

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £50,000.00 and borrowing of £37,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 50,000.00

25% Deposit	£12,500.00
SDLT Charge	£1,500
Legal Fees	£1,000.00
Total Investment	£15,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 1,300



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.



Returns Based on Rental Income	£575	£1,300
Mortgage Payments on £37,500.00 @ 5%	£156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£57.50	£130.00
<b>Total Monthly Costs</b>	<b>£228.75</b>	<b>£301.25</b>
<b>Monthly Net Income</b>	<b>£346.25</b>	<b>£998.75</b>
<b>Annual Net Income</b>	<b>£4,155.00</b>	<b>£11,985.00</b>
<b>Net Return</b>	<b>27.70%</b>	<b>79.90%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,385.00**  
Adjusted To

Net Return                      **62.57%**

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

Annual Net Income      **£11,235.00**  
Adjusted To

Net Return                      **74.90%**

# 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.



£110,000



## 3 bedroom terraced house for sale

Regent Road, Blackpool, Lancashire, FY1

+ Add to report

NO LONGER ADVERTISED

THREE BED TERRACE | PERFECT INVESTMENT | BASEMENT ROOM | SCOPE TO ENHANCE | COUNCIL TAX BAND A

### SOLD PRICE HISTORY

18 Nov 2016

£87,500

Marketed from 30 May 2023 to 5 Aug 2023 (67 days) by Reeds Rains, Blackpool - Highfield Road



£68,950

## 2 bedroom apartment for sale

5 Goodwood Place, Regent Road, Town Centre, Blackpool

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Two DOUBLE bedrooms. | Modern fitted kitchen. | Modern bathroom. | UPVC double glazing. | Electri...

Marketed from 11 Jun 2020 to 21 Oct 2021 (497 days) by McDonald, Fylde Coast

# 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

+ Add to report

NO LONGER ADVERTISED

Minutes from local shops and amenities | 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

+ Add to report

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

# 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.



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