

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Regent Road Blackpool, FY14LY

201922711











#### **Property Description**

Our latest listing is in Regent Road Blackpool, FY14LY

Get instant cash flow of £565 per calendar month with a 8.7% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 10% 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...







Regent Road Blackpool, FY14LY



### **Property Key Features**

2 bedroom

1 bathroom

Three Piece Bathroom

Close proximity to valuable amenities

Factor Fees: £0.00

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £565** 

Market Rent: £650

201922711

## Lounge







## Kitchen





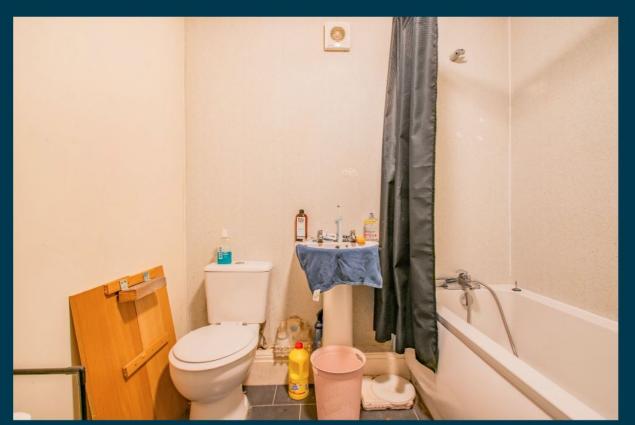
#### **Bedrooms**





## **Bathroom**







#### **Exterior**







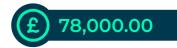
#### **Initial Outlay**





Figures based on assumed purchase price of £78,000 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£19,550.00** 

SDLT Charge £2,340

Legal Fees £1,000.00

Total Investment £22,840.00

#### **Projected Investment Return**





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.

The monthly rent of this property is currently set at £565 per calendar month but the potential market rent is

	CEO
(エ)	650

Returns Based on Rental Income	£565	£650
Mortgage Payments on £116,250.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	ТВС	
Letting Fees	£56.50	£65.00
Total Monthly Costs	£315.25	£323.75
Monthly Net Income	£249.75	£326.25
Annual Net Income	£2,997	£3,915
Net Return	13.12%	17.14%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,615

Adjusted To

Net Return

11.45%

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

Annual Net Income

£2,745

Adjusted To

**Net Return** 

12.02%

#### 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 £2,750 based on the analysis carried out by our letting team at Let Property Management.



2 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 6 Oct 2023 to 10 Oct 2023 (4 days) by McCarthy Stone, Retirement Living

Floorplan



£2,750 pcm

#### 2 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 ...

£2,750 pcm

Marketed from 4 Apr 2023 to 25 Aug 2023 (142 days) by McCarthy Stone, Retirement Living

#### **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: 5 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.