

LET PROPERTY PACK

INVESTMENT INFORMATION

Regent Road Blackpool,
FY14LY

201922711

 www.letproperty.co.uk





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

201922711



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 78,000.00

25% Deposit	£19,550.00
SDLT Charge	£2,340
Legal Fees	£1,000.00
Total Investment	£22,840.00

Projected Investment Return



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

£ 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	TBC	
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%

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 **£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.



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



£2,750 pcm

 Floorplan

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



£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 ...

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.



www.letproperty.co.uk

Regent Road Blackpool, FY14LY

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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