

LET PROPERTY PACK

INVESTMENT INFORMATION

Enfield Road, Blackpool,
FY1

209617080

 www.letproperty.co.uk





Property Description

Our latest listing is in Enfield Road, Blackpool, FY1

Get instant cash flow of **£500** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£754** which would provide the investor a Gross Yield of **11.2%** 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...



Enfield Road, Blackpool,
FY1

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: freehold

Lease Length: freehold

Current Rent: £500

Market Rent: £754

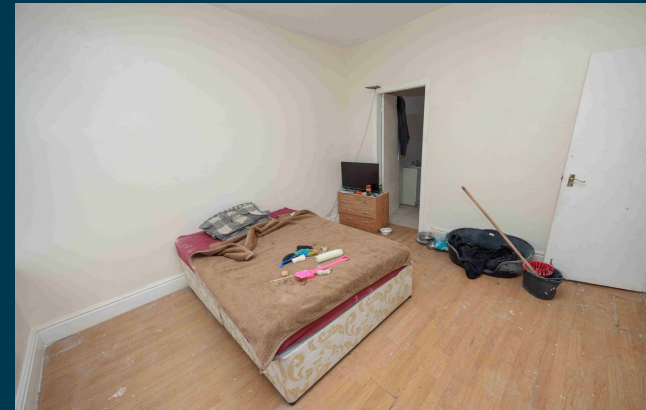
Lounge



Kitchen



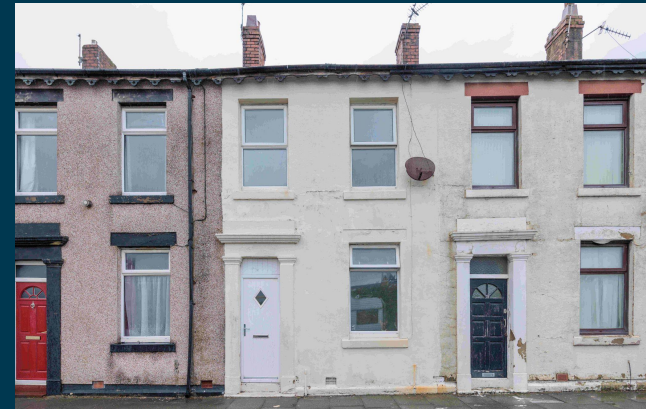
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 754

Returns Based on Rental Income	£500	£754
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	freehold	
Letting Fees	£50.00	£75.40
Total Monthly Costs	£318.13	£343.53
Monthly Net Income	£181.88	£410.48
Annual Net Income	£2,182.50	£4,925.70
Net Return	9.22%	20.80%

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 **£3,417.70**
Adjusted To

Net Return **14.43%**

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

Annual Net Income **£3,710.70**
Adjusted To

Net Return **15.67%**

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 £85,000.



£85,000

Floorplan

3 bedroom terraced house for sale

Enfield Road, Blackpool, FY1

[+ Add to report](#)

NO LONGER ADVERTISED

Three Bedroom Mid Terrace House | Local Amenities, Schools & Public Transport Links | Close To Bl...

SOLD PRICE HISTORY

15 Feb 2008	£87,000
19 Feb 2007	£50,000



£85,000

Floorplan

2 bedroom terraced house for sale

Enfield Road, Blackpool, FY1

[+ Add to report](#)

NO LONGER ADVERTISED **SOLD STC**

** NO ONWARD CHAIN ** FABULOUS FIRST TIME BUY / INVESTMENT OPPORTUNITY - KITCHEN DINING ROOM - LO...

SOLD PRICE HISTORY

16 Dec 2022	£85,000
31 Oct 2016	£56,750
23 Dec 2003	£53,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom flat

+ Add to report

Coopers Way, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 26 Aug 2023 (15 days) by OpenRent, London



£725 pcm

2 bedroom house

+ Add to report

Stanhope Road, Blackpool, FY1 2QY

CURRENTLY ADVERTISED

Marketed from 20 Aug 2024 by Entwistle Green, Blackpool

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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