

LET PROPERTY PACK

INVESTMENT INFORMATION

Chesterfield Road,
Blackpool, FY1 2PP

209701480

 www.letproperty.co.uk





Property Description

Our latest listing is in Chesterfield Road, Blackpool, FY1 2PP

Get instant cash flow of **£770** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

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...



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Property Key Features

4 bedroom

2 bathroom

Three Piece Bathroom

Spacious Rooms

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £770

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £770 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£770	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£77.00	£90.00
Total Monthly Costs	£488.88	£501.88
Monthly Net Income	£281.13	£398.13
Annual Net Income	£3,373.50	£4,777.50
Net Return	9.23%	13.07%

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 **£2,977.50**
Adjusted To

Net Return **8.14%**

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

Annual Net Income **£2,872.50**
Adjusted To

Net Return **7.86%**

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 £180,000.



£180,000

 Floorplan

5 bedroom terraced house for sale

Chesterfield Road, Blackpool, FY1

+ Add to report

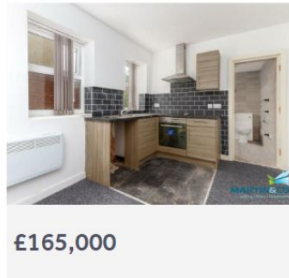
CURRENTLY ADVERTISED

A Home Converted Into Two Apartments | A One Bedroom Ground Floor Apartment | A Three Bedroom Fir...

SOLD PRICE HISTORY

27 Nov 2002

£46,950



£165,000

5 bedroom apartment for sale

Chesterfield Road , Blackpool

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Investment opportunity | 12% Rental Yield | 5 flats | Fully Let | Central Blackpool Location |...

SOLD PRICE HISTORY


5 Oct 2018

£154,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.




4 bedroom terraced house [+ Add to report](#)


Clifford Road, Blackpool

NO LONGER ADVERTISED **LET AGREED**

Marketed from 17 Nov 2023 to 5 Jan 2024 (49 days) by Martin & Co, Blackpool

Large Spacious Mid Terraced Property | Off Road Parking for multiple Vehicles | Three Receptions ...

 Floor plan: [View](#)



4 bedroom semi-detached house [+ Add to report](#)

Coopers Way, Blackpool, Lancashire, FY1

CURRENTLY ADVERTISED **LET AGREED**






Marketed from 23 Jul 2024 by The Market Place, Poulton-Le-Fylde

Refurbished Throughout | 4 Bedrooms | Modern Kitchen and Bathroom | Gas Central Heating & Double ...

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: **5 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.



www.letproperty.co.uk

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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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