

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Heliers Road, Blackpool,  
FY1 6JD

209988123

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





## Property Description

Our latest listing is in Heliers Road, Blackpool, FY1 6JD

Get instant cash flow of **£650** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.0%** 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...**



Heliers Road, Blackpool,  
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## Property Key Features

**4 bedroom**

**1 bathroom**

**Great Condition**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £650**

**Market Rent: £950**

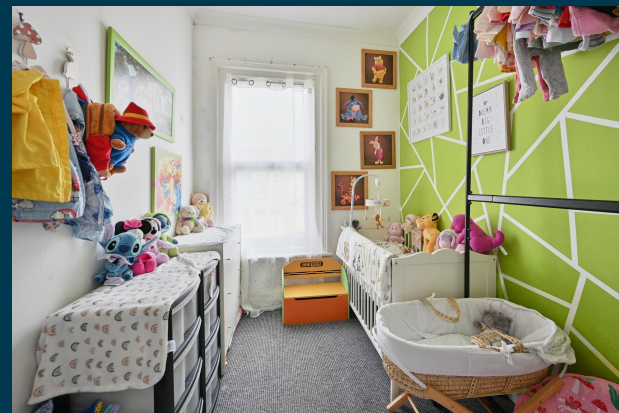
# Lounge



# 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 £650 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£650	£950
Mortgage Payments on £95,250.00 @ 5%	<b>£396.88</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>FREEHOLD</b>	
Letting Fees	<b>£65.00</b>	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£476.88</b>	<b>£506.88</b>
<b>Monthly Net Income</b>	<b>£173.13</b>	<b>£443.13</b>
<b>Annual Net Income</b>	<b>£2,077.50</b>	<b>£5,317.50</b>
<b>Net Return</b>	<b>5.68%</b>	<b>14.54%</b>

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      **£3,417.50**  
Adjusted To

Net Return                      **9.35%**

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

Annual Net Income      **£3,412.50**  
Adjusted To

Net Return                      **9.33%**

# 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 £129,950.



£129,950

Floorplan

## 4 bedroom terraced house for sale

St. Heliers Road, Blackpool

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

COMPREHENSIVE refurbishment | FOUR bedrooms | Lounge | SEPARATE dining room | STYLISH fitted DINI...

Marketed from 26 Sep 2023 to 29 Feb 2024 (155 days) by McDonald, Fylde Coast



£94,950

## 2 bedroom terraced house for sale

St. Heliers Road, Blackpool, Lancashire, FY1

+ Add to report

CURRENTLY ADVERTISED

BAY FRONTED GARDEN TERRACE | SPLIT INTO 2 X 1 BED FLATS | EXCELLENT INVESTMENT OPPORTUNITY

### SOLD PRICE HISTORY

19 Dec 2013	£63,000
29 Mar 2006	£63,000

Marketed from 28 Mar 2024 by Duncan Raistrick, Blackpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 4 bedroom house

+ Add to report

Saville Road, Blackpool, FY1 6JS

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Nov 2023 to 23 Nov 2023 (15 days) by Entwistle Green, Blackpool

Large Four Bedroom Mid Terrace | Great Location | Two Reception Rooms | Added Loft Room | Gas Cen...

Sold price history:

[View](#)



£875 pcm

## 4 bedroom terraced house

+ Add to report

St. Heliers Road, Blackpool

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Mar 2024 to 5 Apr 2024 (34 days) by Tiger Sales & Lettings, Blackpool

A Spacious 4 Bedroom Family Home | Double Glazed And Gas Central Heated | Additional

# 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.



**LETPROPERTY**