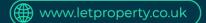


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Heliers Road, Blackpool, FY1 6JD

209988123











#### **Property Description**

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

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 11.6% if the rent was increased to market rate.

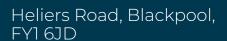
This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...











4 Bedrooms

1 Bathroom

Fully-Equipped Modern Kitchen

**Spacious Lounge** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £950

209988123

# Lounge







# Kitchen









# **Bedrooms**









# Bathroom





# **Exterior**









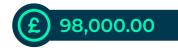
## **Initial Outlay**





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£24,500.00** 

SDLT Charge £4,900

Legal Fees £1,000.00

Total Investment £30,400.00

## **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£950
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£95.00
Total Monthly Costs	£416.25
Monthly Net Income	£533.75
Annual Net Income	£6,405.00
Net Return	21.07%

#### Return Stress Test Analysis Report





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

Annual Net Income

£4,505.00

Adjusted To

Net Return

14.82%

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

Annual Net Income

£4,935.00

Adjusted To

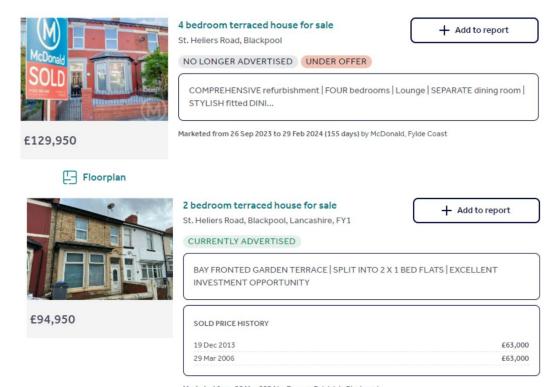
Net Return

**16.23**%

#### 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.

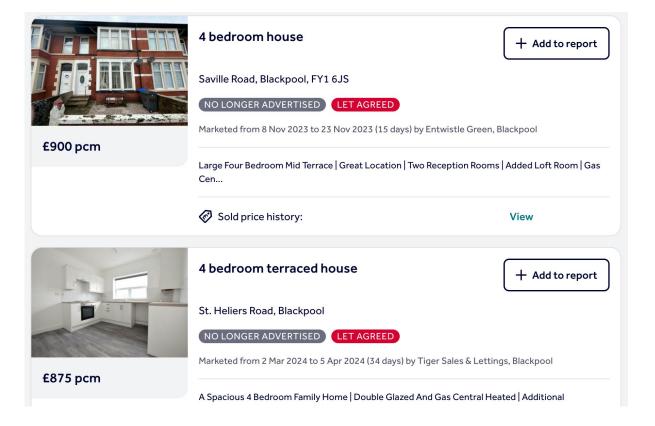


Marketed from 28 Mar 2024 by Duncan Raistrick, Blackpool

#### **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**.







# Interested in this property investment?

Call us on **0141 478 0985** 



Heliers Road, Blackpool, FY1 6JD



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.