

# 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

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...**



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## Property Key Features

**4 Bedrooms**

**1 Bathroom**

**Fully-Equipped Modern Kitchen**

**Spacious Lounge**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £950**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





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

£ 98,000.00

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	TBC
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.



£129,950

Floorplan

## 4 bedroom terraced house for sale

St. Heliers Road, Blackpool

NO LONGER ADVERTISED UNDER OFFER

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

+ Add to report

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

CURRENTLY ADVERTISED

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

+ Add to report

### 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





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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**