

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Central Drive, Blackpool, FY1

210317630

(www.letproperty.co.uk





Property Description

Our latest listing is in Central Drive, Blackpool, FY1.

Get instant cash flow of £7,514 per calendar month with a 10.5% Gross Yield for investors.

This property has a potential to rent for £8,200 which would provide the investor a Gross Yield of 11.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, these properties are perfect as they are in great locations with easy access to amenities and are able to command a brilliant rental return.

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

LETPR®PERTY





Central Drive, Blackpool, FY1

210317630

A total of 19 Bedrooms A total of 17 Bathrooms Spacious Areas Lounges and Kitchens

 \oslash

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £7,514 Market Rent: £8,200







Kitchen





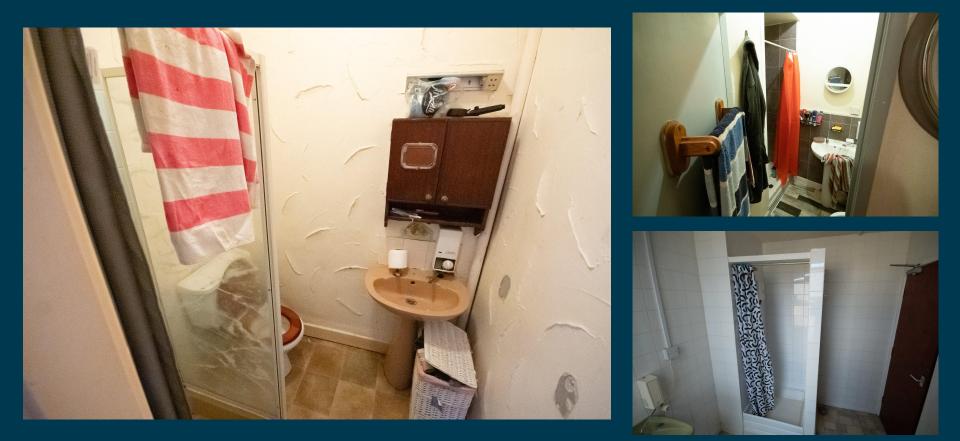
Bedrooms





Bathroom











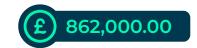
Initial Outlay





Figures based on assumed purchase price of £862,000.00 and borrowing of £646,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

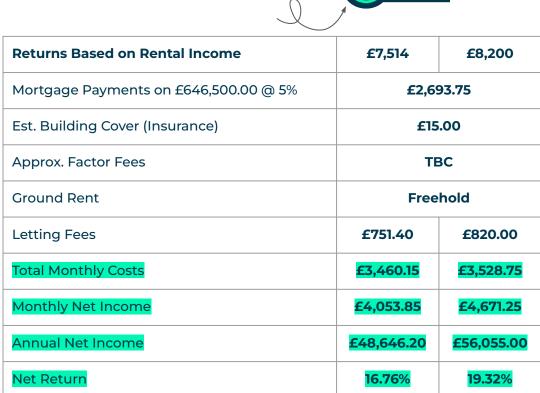
ASSUMED PURCHASE PRICE



| 25% Deposit | £215,500.00 |
|------------------|-------------|
| SDLT Charge | £73,700 |
| Legal Fees | £1,000.00 |
| Total Investment | £290,200.00 |

Projected Investment Return

The monthly rent of this property is currently set at £7,514 per calendar month but the potential market rent is





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.



8.200

Return Stress Test Analysis Report





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

Annual Net Income **£39,655.00** Adjusted To

Net Return

13.66%

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

Annual Net Income **£43,125.00** Adjusted To

Net Return

14.86%

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 £1,139,606.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,000 based on the analysis carried out by our letting team at **Let Property Management**.

| A | 29 bedroom terraced house | + Add to report |
|-------------|---|-----------------|
| THE FEITHER | Boaler Street, Liverpool, Merseyside, L6 | |
| | NO LONGER ADVERTISED LET AGREED | |
| | Marketed from 16 Aug 2024 to 14 Oct 2024 (58 days) by Lewis And Foy Lettings, Liverpool | |
| £10,000 pcm | | |



12 bedroom detached house

+ Add to report

Borough Hotel, Great Crosshall Street, Liverpool

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 8 Nov 2024 (1 days) by MyTenantRent.co.uk, Liverpool

£8,320 pcm

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Central Drive, Blackpool, FY1

210317630

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.

