

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...



Central Drive, Blackpool,
FY1

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Property Key Features

A total of 19 Bedrooms

A total of 17 Bathrooms

Spacious Areas

Lounges and Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £7,514

Market Rent: £8,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



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

£ 862,000.00

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

£ 8,200



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.



Returns Based on Rental Income	£7,514	£8,200
Mortgage Payments on £646,500.00 @ 5%	£2,693.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£751.40	£820.00
Total Monthly Costs	£3,460.15	£3,528.75
Monthly Net Income	£4,053.85	£4,671.25
Annual Net Income	£48,646.20	£56,055.00
Net Return	16.76%	19.32%

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.

 <p data-bbox="285 565 440 592">£1,139,606</p>	<p data-bbox="641 314 1039 347">27 bedroom property for sale</p> <p data-bbox="1425 330 1619 358">+ Add to report</p> <p data-bbox="641 416 1143 437">Block Of 14 Flats Let Until 2065, Blackpool, FY1</p> <p data-bbox="641 470 923 497">CURRENTLY ADVERTISED</p> <p data-bbox="641 530 1317 552">Marketed from 11 Mar 2025 by The Online Property Agency, Birmingham</p>
 <p data-bbox="301 965 455 992">£1,000,000</p>	<p data-bbox="641 718 1190 751">16 bedroom block of apartments for sale</p> <p data-bbox="1425 734 1619 762">+ Add to report</p> <p data-bbox="641 816 942 838">Bond Street, Blackpool, FY4</p> <p data-bbox="641 871 923 898">NO LONGER ADVERTISED</p> <p data-bbox="641 931 1464 953">Marketed from 14 Nov 2024 to 18 Feb 2025 (96 days) by Crests Estates, Covering London</p> <p data-bbox="641 1007 1561 1029">Prime Location Steady Commercial Income Reliable Tenants High-Spec Residential Units Guar...</p>

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**.



£10,000 pcm

29 bedroom terraced house

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

+ Add to report



£8,320 pcm

12 bedroom detached house

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

+ Add to report

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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