

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stainforth Avenue,  
Bispham, Blackpool FY2

210437081

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





## Property Description

Our latest listing is in Stainforth Avenue, Bispham, Blackpool FY2

Get instant cash flow of **£725** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Stainforth Avenue,  
Bispham, Blackpool FY2

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Driveway**

**Rear Garden Space**

**Factor Fees: £0.00**

**Ground Rent: £0.00**

**Lease Length: Freehold**

**Current Rent: £725**

**Market Rent: £825**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







## ASSUMED PURCHASE PRICE

£ 143,000

25% Deposit	£35,750.00
SDLT Charge	4290
Legal Fees	£1,000.00
Total Investment	£41,040.00

Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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.



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£725	£825
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£72.50	£82.50
<b>Total Monthly Costs</b>	<b>£534.38</b>	<b>£544.38</b>
<b>Monthly Net Income</b>	<b>£191</b>	<b>£281</b>
<b>Annual Net Income</b>	<b>£2,288</b>	<b>£3,368</b>
<b>Net Return</b>	<b>5.57%</b>	<b>8.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,718**  
Adjusted To

Net Return                      **4.18%**

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

Annual Net Income      **£1,223**  
Adjusted To

Net Return                      **2.98%**

# 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 £155,000.



£155,000

## 3 bedroom semi-detached house for sale

Highcroft Avenue, Bispham, FY2

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 May 2024 by The Square Room, Fylde Coast

+ Add to report



£140,000

## 3 bedroom semi-detached house for sale

Highcroft Avenue, Bispham, Blackpool, Lancashire, FY2

CURRENTLY ADVERTISED

Marketed from 1 Aug 2024 by Entwistle Green, Blackpool

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

**3 bedroom semi-detached house**

+ Add to report

Oakmoor Avenue, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Oct 2022 to 7 Aug 2024 (671 days) by LINDEL PROPERTY MANAGEMENT, Bispham



£750 pcm

**3 bedroom semi-detached house**

+ Add to report

Stainforth Avenue, Blackpool, FY2






NO LONGER ADVERTISED

Marketed from 29 Sep 2023 to 6 Nov 2023 (37 days) by LINDEL PROPERTY MANAGEMENT, Bispham

# 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: **5 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.



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

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FY2

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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**