

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brecon Close, Blackpool  
FY1

210437086

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





## Property Description

Our latest listing is in Brecon Close, Blackpool FY1

Get instant cash flow of **£650** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Brecon Close, Blackpool  
FY1

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Driveway**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: £2 pm**

**Lease Length: 956 years**

**Current Rent: £650**

**Market Rent: £750**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit £27,500.00

SDLT Charge £5,500

Legal Fees £1,000.00

**Total Investment £34,000.00**

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£650	£750
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.00	
Letting Fees	£65.00	£75.00
Total Monthly Costs	£425.75	£435.75
Monthly Net Income	£224.25	£314.25
Annual Net Income	£2,691.00	£3,771.00
Net Return	7.91%	11.09%

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,271.00**  
Adjusted To

Net Return                      **6.68%**

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

Annual Net Income      **£2,145.00**  
Adjusted To

Net Return                      **6.31%**

# 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 £130,000.



£130,000

## 2 bedroom house for sale

Westmorland Avenue, Blackpool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 30 Nov 2021 to 11 Apr 2022 (132 days) by Mckenzie The Real Estate Agent, Blackpool

+ Add to report



£110,000

## 2 bedroom terraced house for sale

Brecon Close, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jun 2023 to 30 Nov 2023 (164 days) by Stephen Tew, 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

## 2 bedroom apartment

Whitegate Drive, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jun 2024 to 19 Jul 2024 (38 days) by iMove Sales and Lettings, Poulton-Le-Fylde

+ Add to report



£725 pcm

## 2 bedroom flat

Whitegate Drive, Blackpool, FY3

NO LONGER ADVERTISED

Marketed from 4 Apr 2024 to 9 Apr 2024 (4 days) by OpenRent, London

+ 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: **10 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.



**LETPROPERTY**