

LET PROPERTY PACK

INVESTMENT INFORMATION

Albany Road, Fleetwood,
FY7 7AF

210692270

 www.letproperty.co.uk





Property Description

Our latest listing is in Albany Road, Fleetwood, FY7 7AF

Get instant cash flow of **£550** per calendar month with a **8.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Fleetwood, it will make for a reliable long term investment for an investor.

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



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Property Key Features

1 Bedroom

1 Bathroom

Ensuite

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £74,000.00 and borrowing of £55,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 74,000.00

25% Deposit	£18,500.00
SDLT Charge	£2,220
Legal Fees	£1,000.00
Total Investment	£21,720.00

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.



Returns Based on Rental Income	£550
Mortgage Payments on £55,500.00 @ 5%	£231.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£55.00
Total Monthly Costs	£301.25
Monthly Net Income	£248.75
Annual Net Income	£2,985.00
Net Return	13.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,885.00**
Adjusted To

Net Return **8.68%**

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

Annual Net Income **£1,875.00**
Adjusted To

Net Return **8.63%**

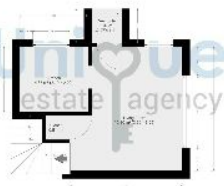
Sale Comparables Report



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 £80,000.



£80,000



[View floor plan](#)

1 bedroom end of terrace house for sale

[+ Add to report](#)

Snowdon Close, Blackpool, FY1

CURRENTLY ADVERTISED

Marketed from 8 Aug 2023 by Unique Estate Agency Ltd, Thornton Cleveleys

ALLOCATED PARKING SPACE | FITTED KITCHEN. | LARGE BATHROOM | ONE DOUBLE BEDROOM | GREAT LOCATION ...

Sold price history:


[View](#)

29/06/2007	£95,500
30/06/2004	£69,950
24/05/1999	£31,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom end of terrace house + Add to report

St. Davids Grove, Lytham St. Annes, Lancashire, FY8


NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Jul 2022 to 12 Oct 2022 (97 days) by The Coastal Property Group, Lytham St Annes

Un-Furnished | Shops and amenities nearby | Double glazing | Garden | Parking

Sold price history: View

26/08/2015	£69,000
26/04/2002	£41,500
29/06/2001	£42,000



1 bedroom end of terrace house + Add to report

Atherton Road, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 5 Jan 2022 to 7 Jan 2022 (2 days) by Northwood, Lancaster

Recently refurbished one bedroom house, including decor, flooring, kitchen and bathroom upgrades....

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: **Moved in within the last 2 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.



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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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