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LET PROPERTY PACK

INVESTMENT INFORMATION

Clifton Drive, Blackpool, FY4

208970553

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Clifton Drive, Blackpool, FY4

Get instant cash flow of £3,600 per calendar month with a 9.4% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Clifton Drive, Blackpool, FY4

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8 Bedrooms Multiple Bathrooms Spacious Rooms Modern Kitchen

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Property Key Features

Factor Fees: TBC Ground Rent: TBC Lease Length: freehold Current Rent: £3,600

















Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£115,000.00
SDLT Charge	£24,300
Legal Fees	£1,000.00
Total Investment	£140,300.00

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. The monthly rent of this property is currently set at



Returns Based on Rental Income	£3,600
Mortgage Payments on £345,000.00 @ 5%	£1,437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	твс
Letting Fees	£360.00
Total Monthly Costs	£1,812.50
Monthly Net Income	<mark>£1,787.50</mark>
Annual Net Income	£21,450.00
Net Return	<mark>15.29%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£14,250.00** Adjusted To

Net Return

10.16%

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

Annual Net Income **£14,550.00** Adjusted To

Net Return

10.37%

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 £445,000.





6 bedroom semi-detached house for sale

+ Add to report

Napier Avenue, South Shore, Blackpool

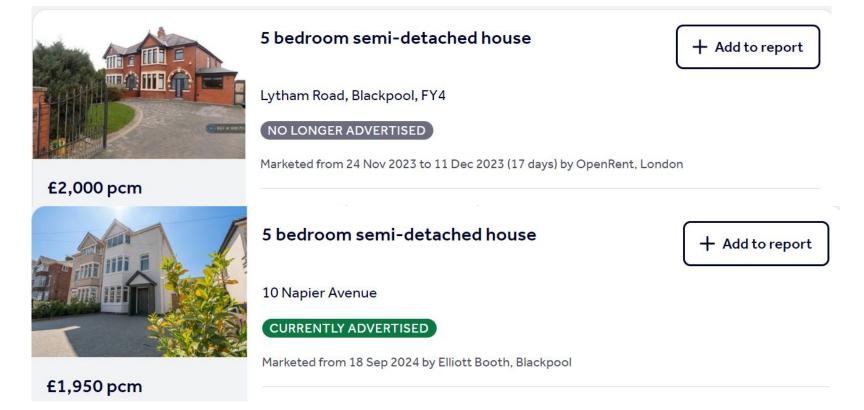
NO LONGER ADVERTISED

Marketed from 24 Jul 2023 to 26 Sep 2023 (64 days) by McDonald, Fylde Coast

£350,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.





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.

