

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Brook Street, Blackpool,  
FY4

211135303

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





## Property Description

Our latest listing is in Brook Street, Blackpool, FY4

Get instant cash flow of **£525** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£771** which would provide the investor a Gross Yield of **10.1%** if the rent was increased to market rate.

**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...



Brook Street, Blackpool,  
FY4

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £525**

**Market Rent: £771**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£2,760
Legal Fees	£1,000.00
Total Investment	£26,760.00

# 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 £525 per calendar month but the potential market rent is

£ 771

Returns Based on Rental Income	£525	£771
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£52.50	£77.10
Total Monthly Costs	£355.00	£379.60
Monthly Net Income	£170.00	£391.40
Annual Net Income	£2,040.00	£4,696.80
Net Return	7.62%	17.55%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,154.80**  
Adjusted To

Net Return                      **11.79%**

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


Annual Net Income      **£3,316.80**  
Adjusted To

Net Return                      **12.39%**

# 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 £85,000.



**£85,000**

### 2 bedroom terraced house for sale


Brook Street, Blackpool, Lancashire, FY4

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 28 Jul 2022 to 19 Jan 2023 (174 days) by Hindley & Lamb, Blackpool

Spacious Two Bedroom Terraced House | Loft Room Accessible through Bedroom 2 | Newly Refurbished ...

[+ Add to report](#)



**£78,497**

### 2 bedroom terraced house for sale

Brook Street, Blackpool, FY4

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 16 Aug 2023 to 20 Dec 2023 (125 days) by Purplebricks, covering Fylde Coast

Offered With No Onward Chain | Two Bedroom Mid Terrace House | Local Amenities, Public Transport ...

[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom terraced house

Whittam Avenue, Blackpool, Lancashire, FY4

CURRENTLY ADVERTISED

Marketed from 11 Sep 2024 by The Online Letting Agents Ltd, Bury St Edmunds

+ Add to report



£880 pcm

## 3 bedroom terraced house

Marsden Road, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2024 to 10 Sep 2024 (26 days) by Martin & Co, Blackpool

+ 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: **5 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**