

LET PROPERTY PACK

INVESTMENT INFORMATION

The Crescent, Blackpool,
FY4

211720347

 www.letproperty.co.uk





Property Description

Our latest listing is in The Crescent, Blackpool, FY4

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



The Crescent, Blackpool,
FY4

211720347



Property Key Features

4 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £600

Market Rent: £700

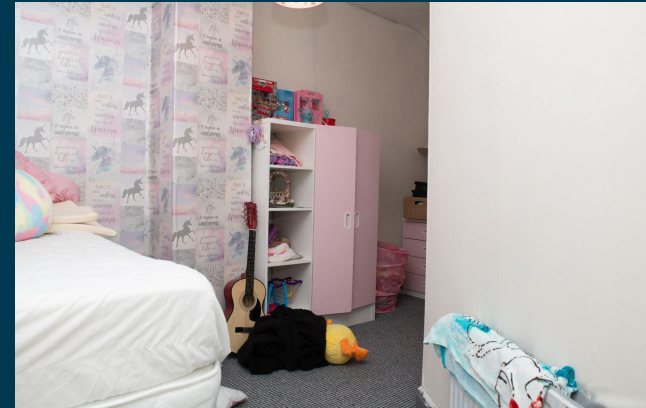
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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



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 £600 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£600	£700
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£418.75	£428.75
Monthly Net Income	£181.25	£271.25
Annual Net Income	£2,175.00	£3,255.00
Net Return	6.40%	9.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,855.00**
Adjusted To

Net Return **5.46%**

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

Annual Net Income **£1,605.00**
Adjusted To

Net Return **4.72%**

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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

The Crescent, Blackpool, FY4 1EQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Dec 2023 to 26 Jul 2024 (224 days) by eXp UK, North West



£160,000

3 bedroom terraced house for sale

+ Add to report

The Crescent, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Apr 2023 to 20 Sep 2023 (145 days) by Hunters, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom semi-detached house

+ Add to report

Queensway, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2024 to 29 Mar 2024 (58 days) by Entwistle Green, Blackpool

3 bedrooms, 2 bathrooms, 1 kitchen, 1 living room, 1 dining room, 1 study, 1 garage, 1 driveway, 1 garden, 1 patio, 1 lawn, 1 fence, 1 gate, 1 shed, 1 outbuilding, 1 garage, 1 driveway, 1 garden, 1 patio, 1 lawn, 1 fence, 1 gate, 1 shed, 1 outbuilding



£750 pcm

3 bedroom house

+ Add to report

Jesmond Avenue, Blackpool, FY4 1EJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2024 to 29 Feb 2024 (58 days) by Christie King Estate Agents, Blackpool

3 bedrooms, 2 bathrooms, 1 kitchen, 1 living room, 1 dining room, 1 study, 1 garage, 1 driveway, 1 garden, 1 patio, 1 lawn, 1 fence, 1 gate, 1 shed, 1 outbuilding

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.



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