

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Davids Road North,
Lytham St. Annes, FY8

214116730

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Davids Road North, Lytham St. Annes, FY8.

Get instant cash flow of **£875** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£922** which would provide the investor a Gross Yield of **5.2%** if the rent was increased to market rate.

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



St. Davids Road North,
Lytham St. Annes, FY8

214116730



Property Key Features

3 bedrooms

3 bathrooms

Private Driveway

Spacious Rooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £875

Market Rent: £922

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £213,000.00 and borrowing of £159,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 213,000.00

25% Deposit	£53,250.00
SDLT Charge	£10,650
Legal Fees	£1,000.00
Total Investment	£64,900.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 922



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	£875	£922
Mortgage Payments on £159,750.00 @ 5%	£665.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£87.50	£92.20
Total Monthly Costs	£768.13	£772.83
Monthly Net Income	£106.88	£149.18
Annual Net Income	£1,282.50	£1,790.10
Net Return	1.98%	2.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£53.90**
Adjusted To

Net Return **-0.08%**

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

Annual Net Income **-£1,404.90**
Adjusted To

Net Return **-2.16%**

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 £219,950.



£219,950


3 bedroom semi-detached house for sale

St. Davids Road North, Lytham St. Annes, FY8

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Oct 2022 to 4 May 2023 (189 days) by Unique Estate Agency Ltd, Lytham St Annes

[+ Add to repo](#)



£210,000

3 bedroom house for sale

St. Davids Road North, Lytham St. Annes

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Oct 2023 to 22 Feb 2024 (141 days) by A Wilson Estates, Stalybridge

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom flat

[+ Add to report](#)

Links View Mature Living

CURRENTLY ADVERTISED

Marketed from 22 Aug 2023 by JGL Operations Limited, Lytham



£1,500 pcm

2 bedroom apartment

[+ Add to report](#)

Links View, Frobisher Drive, Lytham St Annes, FY8 2TW

NO LONGER ADVERTISED

Marketed from 8 Apr 2024 to 24 Jun 2024 (76 days) by Entwistle Green, Lytham St. Annes

Two Bedroom Retirement Apartment | Excellent Location with Stunning Views | Open Plan

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: **3 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.



St. Davids Road North, Lytham St. Annes,
FY8

214116730

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