

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandyforth Avenue,
Thornton-Cleveleys, FY5
4BP

214102450

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandyforth Avenue, Thornton-Cleveleys, FY5 4BP

Get instant cash flow of **£700** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£783** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Sandyforth Avenue,
Thornton-Cleveleys, FY5
4BP

214102450



Property Key Features

3 Bedrooms

1 Bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £783

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,050
Legal Fees	£1,000.00
Total Investment	£49,300.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 783



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	£700	£783
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£78.30
Total Monthly Costs	£588.13	£596.43
Monthly Net Income	£111.88	£186.58
Annual Net Income	£1,342.50	£2,238.90
Net Return	2.72%	4.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£672.90**
Adjusted To

Net Return **1.36%**

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



Annual Net Income **-£176.10**
Adjusted To

Net Return **-0.36%**

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 £164,000.

 £164,000	<div>3 bedroom semi-detached house for sale</div> <div>Woodland Avenue, Thornton, FY5</div> <div>CURRENTLY ADVERTISED SOLD STC</div> <div>Marketed from 31 Aug 2024 by The Square Room, Fylde Coast</div> <div>*** NO CHAIN *** WELL PRESENTED THREE BEDROOM HOUSE - POPULAR LOCATION - EASY ACCESS TO LOCAL SCH...</div> <div>+ Add to report</div>
 £162,500	<div>3 bedroom semi-detached house for sale</div> <div>Rixton Grove, Thornton-Cleveleys, Lancashire, FY5</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 7 Aug 2024 to 2 Oct 2024 (55 days) by Independent Estate Agency, Thornton Cleveleys</div> <div>Well Presented Semi Detached Family Home, 3 Bedrooms, Lounge, Modern Breakfast Kitchen, ground fl...</div> <div>+ Add to report</div>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom semi-detached house

Elms Avenue, Thornton-Cleveleys

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2024 to 12 Mar 2024 (42 days) by Tiger Sales & Lettings, Blackpool

Three Bedroom Semi Detached House | Two Receptions Room | Large Rear Garden | Off Road Parking | ...

+ Add to report



£795 pcm

3 bedroom semi-detached house

Lancaster Avenue, Thornton

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2024 to 27 Sep 2024 (14 days) by iMove Sales and Lettings, Poulton-Le-Fylde

Spacious Three Bedroom Semi Detached Property | Two Large Reception Rooms | Newly Fitted Modern K...

+ 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: **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.



www.letproperty.co.uk

Sandyforth Avenue, Thornton-Cleveleys,
FY5 4BP

214102450

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