

LET PROPERTY PACK

INVESTMENT INFORMATION

Cocker Street, Blackpool,
FY1 2EB

215471503

 www.letproperty.co.uk





Property Description

Our latest listing is in Cocker Street, Blackpool, FY1 2EB

Get instant cash flow of **£607** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£788** which would provide the investor a Gross Yield of **8.7%** 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...



Cocker Street, Blackpool,
FY1 2EB

215471503



Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Front Yard

Parking Space Available

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £607

Market Rent: £788

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £607 per calendar month but the potential market rent is

£ 788



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	£607	£788
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.70	£78.80
Total Monthly Costs	£416.33	£434.43
Monthly Net Income	£190.68	£353.58
Annual Net Income	£2,288.10	£4,242.90
Net Return	6.79%	12.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,666.90**
Adjusted To

Net Return **7.91%**

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

Annual Net Income **£2,607.90**
Adjusted To

Net Return **7.74%**

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 £114,500.



£114,500

3 bedroom terraced house for sale

+ Add to report

Lichfield Road, Blackpool, FY1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Jul 2024 by Yopa, North West & Midlands

A Three Bedroom Mid Garden Terrace Home | Bay Fronted Lounge, Spacious Dining Room | Extended Kit...



£110,000

3 bedroom terraced house for sale

+ Add to report

Elizabeth Street, BLACKPOOL, Lancashire, FY1

NO LONGER ADVERTISED


Marketed from 5 Jul 2024 to 28 Feb 2025 (237 days) by Entwistle Green, Blackpool

Three Bedroom Mid Terrace House | Two Reception Room, Modern Fitted Kitchen | Utility Room, Groun...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house


Chesterfield Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 Jul 2021 to 12 Mar 2024 (985 days) by The Market Place, Poulton-Le-Fylde

Well maintained three bedroomed garden terraced home | Lovely sunny rear garden | Two reception R...

+ Add to report



£800 pcm

3 bedroom terraced house

28 Gloucester Avenue

NO LONGER ADVERTISED **LET AGREED**

Marketed from 1 May 2024 to 15 Jul 2024 (74 days) by Elliott Booth, Blackpool

Three Bedrooms plus Loft room | Recently Renovated | New Modern Kitchen | Lounge | Dining Roo...

+ 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: **2 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

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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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