

LET PROPERTY PACK

INVESTMENT INFORMATION

Cocker Street, Blackpool,
FY1 2EB

215471399

 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 **7.4%** Gross Yield for investors.

This property has a potential to rent for **£695** which would provide the investor a Gross Yield of **8.5%** 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

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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

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: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



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

£695



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	£695
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.70	£69.50
Total Monthly Costs	£381.95	£390.75
Monthly Net Income	£225.05	£304.25
Annual Net Income	£2,700.60	£3,651.00
Net Return	8.88%	12.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,261.00**
Adjusted To

Net Return **7.44%**

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

Annual Net Income **£2,181.00**
Adjusted To

Net Return **7.17%**

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 £100,000.



£100,000

2 bedroom terraced house for sale

Drummond Avenue, Layton, FY3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Nov 2023 to 17 Feb 2024 (92 days) by The Square Room, Fylde Coast

**** NO CHAIN ** FULLY RENOVATED TWO BEDROOM MID TERRACE - NEW STYLISH KITCHEN AND BATHROOM SUITE -...**

+ Add to report



£99,950

2 bedroom end of terrace house for sale

Counce Street, Blackpool, FY1 3ND

NO LONGER ADVERTISED

Marketed from 22 Dec 2022 to 13 Feb 2024 (418 days) by Broomheads Estate Agents, Blackpool

Two Bedroom End Terrace House | Gas Central Heating/UPVC Double Glazed | Off Street Parking | Clo...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom end of terrace house

Whittaker Avenue, Blackpool

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Jun 2024 to 12 Jul 2024 (23 days) by iMove Sales and Lettings, Poulton-Le-Fylde

Beautifully Presented 2 Bedroom End Terrace | Lounge, Fitted Kitchen/Diner & Conservatory | Two B...

+ Add to report



£700 pcm

2 bedroom terraced house

Danesbury Place, Blackpool

NO LONGER ADVERTISED **LET AGREED**

Marketed from 3 Dec 2024 to 16 Jan 2025 (43 days) by Entwistle Green, Blackpool

Mid Terrace Cottage | Close to Town Centre | Two Bedrooms | Downstairs Shower Room | Available Now

+ 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.



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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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