

LET PROPERTY PACK

INVESTMENT INFORMATION

Keswick Road, Blackpool,
FY1

211110618

 www.letproperty.co.uk





Property Description

Our latest listing is in Keswick Road, Blackpool, FY1

Get instant cash flow of **£1,472** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£1,550** which would provide the investor a Gross Yield of **11.2%** 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...



Keswick Road, Blackpool,
FY1

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Property Key Features

Portfolio of 3 Flats

Modern Lounge and Kitchen

Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £1,472

Market Rent: £1,550

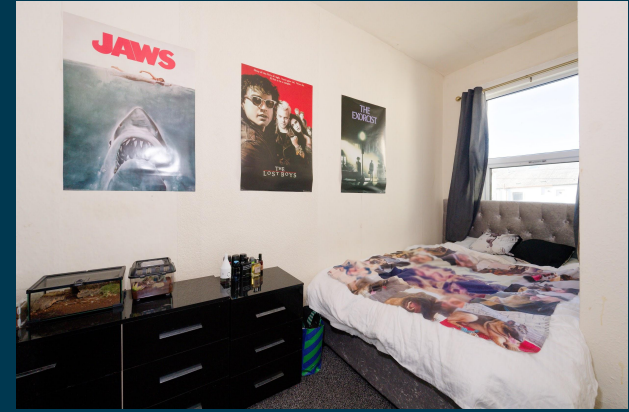
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,000

25% Deposit	£41,500.00
SDLT Charge	4980
Legal Fees	£1,000.00
Total Investment	£47,480.00

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 £1,472 per calendar month but the potential market rent is

£ 1,550

Returns Based on Rental Income	£1,472	£1,550
Mortgage Payments on £124,500.00 @ 5%	£518.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£147.20	£155.00
Total Monthly Costs	£680.95	£688.75
Monthly Net Income	£791	£861
Annual Net Income	£9,493	£10,335
Net Return	19.99%	21.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,235**
Adjusted To

Net Return **15.24%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£7,845**
Adjusted To

Net Return **16.52%**

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 £170,000.



£170,000

4 bedroom semi-detached house for sale

[+ Add to report](#)

Sir Stanley Matthews Way East, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Oct 2019 to 10 Dec 2021 (789 days) by Entwistle Green, Blackpool



£135,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

Keswick Road, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Nov 2022 to 9 Mar 2023 (112 days) by Stephen Tew, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

9 bedroom house

39 Palatine Road, Blackpool, FY1 4BX

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2023 to 1 Dec 2023 (65 days) by Entwistle Green, Blackpool

+ Add to report



£950 pcm

3 bedroom terraced house

Park Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2024 to 27 Aug 2024 (28 days) by Martin & Co, Blackpool

+ 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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