

LET PROPERTY PACK

INVESTMENT INFORMATION

Kylemore Avenue,
Blackpool, FY2

215471599

 www.letproperty.co.uk





Property Description

Our latest listing is in Kylemore Avenue, Blackpool, FY2

Get instant cash flow of **£635** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£754** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 bedrooms

1 bathroom

Three Piece Bathroom

Well Maintained Property

Factor Fees: tbc

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £635

Market Rent: £754

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,250.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,250.00

25% Deposit **£27,312.50**

SDLT Charge **£5,463**

Legal Fees **£1,000.00**

Total Investment £33,775.00

Projected Investment Return



The monthly rent of this property is currently set at £635 per calendar month but the potential market rent is

£ 754

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 | £635 | £754 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £81,937.50 @ 5% | £341.41 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | tbc | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £63.50 | £75.40 |
| Total Monthly Costs | £419.91 | £431.81 |
| Monthly Net Income | £215.09 | £322.19 |
| Annual Net Income | £2,581.13 | £3,866.33 |
| Net Return | 7.64% | 11.45% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,358.33**
Adjusted To

Net Return **6.98%**

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

Annual Net Income **£2,227.58**
Adjusted To

Net Return **6.60%**

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 £110,000.



£110,000

2 bedroom terraced house for sale

+ Add to report

Ardmore Road, Blackpool, FY2 0RU

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 21 May 2022 to 27 Aug 2022 (97 days) by Christie King Estate Agents, Blackpool



£110,000

2 bedroom terraced house for sale

+ Add to report

Ardmore Road, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2022 to 28 Jul 2022 (121 days) by Sellmyhome.co.uk, Leicester

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**.



£900 pcm

2 bedroom terraced house

+ Add to report

Higher Green, Poulton-Le-Fylde, Lancashire, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2022 to 9 Dec 2022 (23 days) by The Market Place, Poulton-Le-Fylde



£850 pcm

2 bedroom house

+ Add to report

Longfield Place, Poulton Le Fylde

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 May 2024 to 7 Jun 2024 (34 days) by Farrell Heyworth, Fylde Coast

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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