

LET PROPERTY PACK

INVESTMENT INFORMATION

Kylemore Avenue, Blackpool, FY2

215471599











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...







Kylemore Avenue, Blackpool, FY2



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

215471599

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









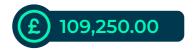
Initial Outlay





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



25% Deposit **£27,312.50**

SDLT Charge £5,463

Legal Fees £1,000.00

Total Investment £33,775.00

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 £635 per calendar month but the potential market rent is

75%
/54

Returns Based on Rental Income	£635	£754
Mortgage Payments on £81,937.50 @ 5%	£341.41	
Est. Building Cover (Insurance)	£15.00 tbc FREEHOLD	
Approx. Factor Fees		
Ground Rent		
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.



2 bedroom terraced house for sale

+ Add to report

Ardmore Road, Blackpool, FY2 ORU

NO LONGER ADVERTISED

UNDER OFFER

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

£110,000



+ Add to report

£110,000

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**.



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



2 bedroom house

+ Add to report

NO LONGER ADVERTISED

Longfield Place, Poulton Le Fylde

LET AGREED

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

£850 pcm

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.





Interested in this property investment?

Call us on **0141 478 0985**



Kylemore Avenue, Blackpool, FY2



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.