

LET PROPERTY PACK

INVESTMENT INFORMATION

Chesterfield Road,
Blackpool, FY1

215381603

 www.letproperty.co.uk





Property Description

Our latest listing is in Chesterfield Road, Blackpool, FY1

Get instant cash flow of **£2,145** per calendar month with a **10.2%** Gross Yield for investors.

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

6 Bedrooms

4 bathrooms

Fantastic Rental Returns

HMO Investment

Factor Fees: tbc

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,145

Lounge



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£12,800
Legal Fees	£1,000.00
Total Investment	£77,050.00

Projected Investment Return



The monthly rent of this property is currently set at £2,145 per calendar month.



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	£2,145
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	tbc
Ground Rent	FREEHOLD
Letting Fees	£214.50
Total Monthly Costs	£1,020.13
Monthly Net Income	£1,124.88
Annual Net Income	£13,498.50
Net Return	17.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£9,667.50**
Adjusted To

Net Return **-12.55%**

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

Annual Net Income **-£13,462.50**
Adjusted To

Net Return **-17.47%**

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 £260,000.



£260,000

5 bedroom end of terrace house for sale

+ Add to report

Bryan Road, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Sep 2022 to 5 Jan 2023 (99 days) by Yopa, North West



£180,000

5 bedroom terraced house for sale

+ Add to report

Chesterfield Road, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 15 Feb 2024 to 30 Sep 2024 (228 days) by Yopa, North West & Midlands

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,300 based on the analysis carried out by our letting team at **Let Property Management**.



£2,300 pcm

6 bedroom terraced house

Eldon Street, Plungington, Preston, Lancashire, PR1

NO LONGER ADVERTISED

Marketed from 2 Nov 2020 to 11 May 2021 (189 days) by Hazelwells, Preston

+ Add to report



£2,300 pcm

5 bedroom terraced house

Victoria Chambers, Fishergate, Preston, PR1

NO LONGER ADVERTISED

Marketed from 28 Oct 2022 to 24 Jul 2023 (268 days) by Kingswood, Fulwood

+ 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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