

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Chesterfield Road, Blackpool, FY1

215381603











## **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...







Chesterfield Road, Blackpool, FY1



6 Bedrooms

4 bathrooms

**Fantastic Rental Returns** 

**HMO Investment** 

Factor Fees: tbc

**Ground Rent: FREEHOLD** 

Lease Length: FREEHOLD

Current Rent: £2,145

215381603

# Lounge









# Kitchen







# Bathroom







# **Exterior**









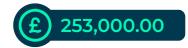
## **Initial Outlay**





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**



25% Deposit **£63,250.00** 

SDLT Charge £12,800

Legal Fees £1,000.00

Total Investment £77,050.00

### **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 £2,145 per calendar month.

| 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                            | <b>17.52</b> % |

## 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.





## 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.



6 bedroom terraced house

+ Add to report

Eldon Street, Plungington, Preston, Lancashire, PR1

NO LONGER ADVERTISED

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

£2,300 pcm



+ Add to report

£2,300 pcm

Victoria Chambers, Fishergate, Preston, PR1

NO LONGER ADVERTISED

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

#### **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** 



Chesterfield Road, Blackpool, FY1



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.