

LET PROPERTY PACK

INVESTMENT INFORMATION

Faringdon Avenue,
Blackpool, FY4 3QQ

216012554

 www.letproperty.co.uk





Property Description

Our latest listing is in Faringdon Avenue, Blackpool, FY4 3QQ

Get instant cash flow of **£725** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£759** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Faringdon Avenue,
Blackpool, FY4 3QQ

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Property Key Features

3 Bedrooms

1 Bathroom

Well-Maintained Property

Front Garden

Off-road Parking

The property is within walking distance of the beach

There is a direct access road to the motorway nearby

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £759

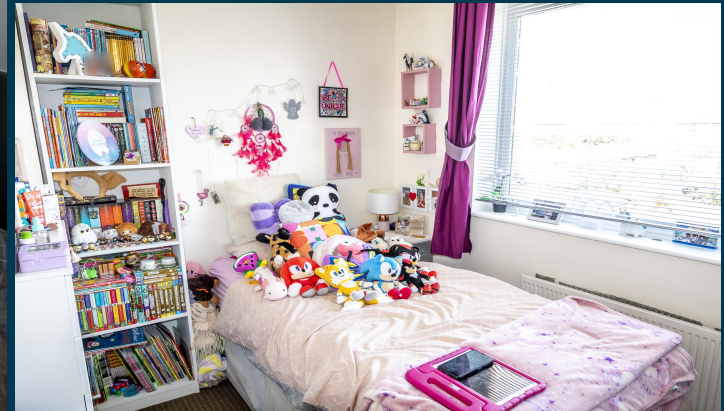
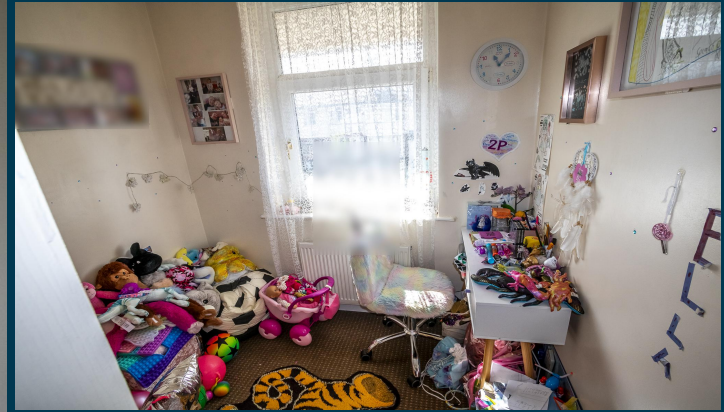
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 759



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	£725	£759
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£75.90
Total Monthly Costs	£556.25	£559.65
Monthly Net Income	£168.75	£199.35
Annual Net Income	£2,025.00	£2,392.20
Net Return	4.35%	5.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£874.20**
Adjusted To

Net Return **1.88%**

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

Annual Net Income **£142.20**
Adjusted To

Net Return **0.31%**

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 £160,000.



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Plumpton Avenue, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jan 2024 to 11 Jul 2024 (173 days) by Unique Estate Agency Ltd, Lytham St Annes

POPULAR AND CONVENIENT LOCATION | OPEN PLAN LOUNGE/DINING ROOM | OUTBUILDING AT REAR
| OFF ROAD P...



£155,000

3 bedroom end of terrace house for sale

+ Add to report

Rosebery Avenue, South Shore

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2024 to 19 Mar 2025 (209 days) by Elliott Booth, Blackpool

Spacious End Terraced House | Hallway + Lounge | Open Plan Kitchen + Living Area | Three Bedrooms...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

3 bedroom end of terrace house

+ Add to report

33 Kingston Avenue

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Feb 2024 to 7 Feb 2024 (5 days) by Elliott Booth, Blackpool

Three Bedrooms | End Terraced House | Lounge | Dining Room | Three piece bathroom | Double Gl...



£760 pcm

3 bedroom end of terrace house

+ Add to report

Endsleigh Gardens, Blackpool, FY4 3PA

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Sep 2024 to 26 Sep 2024 (14 days) by Christie King Estate Agents, Blackpool

VERY WELL PRESENTED THREE BEDROOM HOUSE IN POPULAR LOCATION | Spacious Lounge, Open Plan Kitchen ...

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: **12 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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