

LET PROPERTY PACK

INVESTMENT INFORMATION

Arden Green, Fleetwood,
FY7 7HZ

215817384

 www.letproperty.co.uk





Property Description

Our latest listing is in Arden Green, Fleetwood, FY7 7HZ

Get instant cash flow of **£620** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£769** which would provide the investor a Gross Yield of **8.6%** 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

3 bedrooms

2 bathrooms

Three Piece Bathroom

Spacious Rooms

Factor Fees: tbc

Ground Rent: tbc

Lease Length: tbc

Current Rent: £620

Market Rent: £769

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £107,000.00 and borrowing of £80,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 107,000.00

25% Deposit	£26,750.00
SDLT Charge	£5,350
Legal Fees	£1,000.00
Total Investment	£33,100.00

Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 769

Returns Based on Rental Income	£620	£769
Mortgage Payments on £80,250.00 @ 5%	£334.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£62.00	£76.90
Total Monthly Costs	£411.38	£426.28
Monthly Net Income	£208.63	£342.73
Annual Net Income	£2,503.50	£4,112.70
Net Return	7.56%	12.43%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,574.70**
Adjusted To

Net Return **7.78%**

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

Annual Net Income **£2,507.70**
Adjusted To

Net Return **7.58%**

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 £109,000.



£109,950

3 bedroom end of terrace house for sale

+ Add to report

Beach Road, Fleetwood, FY7

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2024 to 29 Feb 2024 (44 days) by Harris & Co, Fleetwood



£109,950

3 bedroom terraced house for sale

+ Add to report

Ribble Road, Fleetwood, FY7

NO LONGER ADVERTISED

Marketed from 6 Feb 2023 to 8 Jun 2023 (122 days) by Harris & Co, Fleetwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house

Manor Road, Fleetwood, FY7

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Oct 2023 to 7 Nov 2023 (31 days) by Harris & Co, Fleetwood

+ Add to report



£700 pcm

3 bedroom terraced house

Hathaway Road, Fleetwood, FY7

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 14 Sep 2024 (21 days) by Harris & Co, Fleetwood

+ 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: **5 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.



LETPROPERTY