

LET PROPERTY PACK

INVESTMENT INFORMATION

Albany Road, Fleetwood, FY7

217072025











Property Description

Our latest listing is in Albany Road, Fleetwood, FY7

Get instant cash flow of £1,100 per calendar month with a 11.3% Gross Yield for investors.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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







Albany Road, Fleetwood, FY7



Property Key Features

A Portfolio of 2 Flats

2 Bathrooms

Spacious Rooms

Well-Maintained Properties

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,100

217072025

Lounge



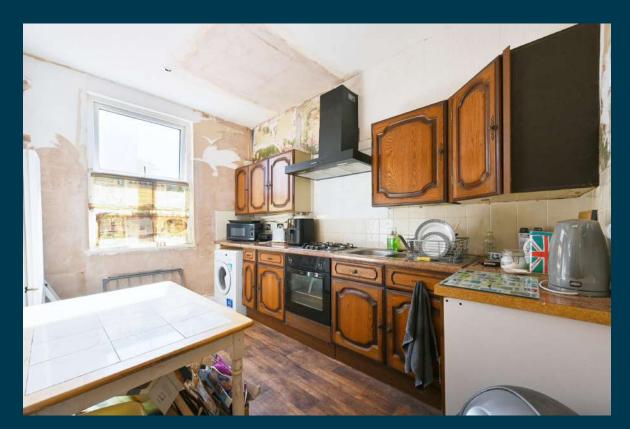






Kitchen



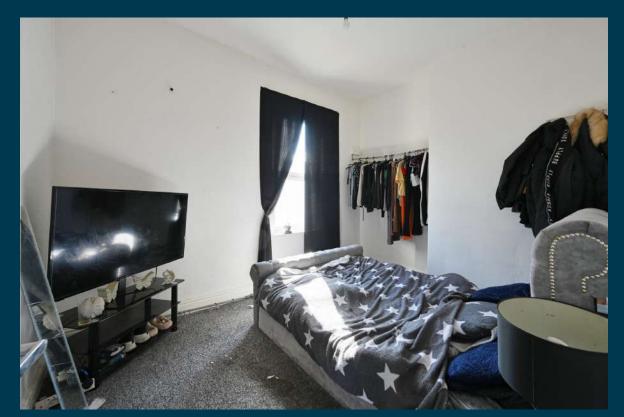






Bedrooms









Bathroom







Exterior









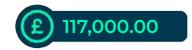
Initial Outlay





Figures based on assumed purchase price of £117,000.00 and borrowing of £87,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£29,250.00**

SDLT Charge £5,850

Legal Fees £1,000.00

Total Investment £36,100.00

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 £1,100 per calendar month.

Returns Based on Rental Income	£1,100
Mortgage Payments on £87,750.00 @ 5%	£365.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£490.63
Monthly Net Income	£609.38
Annual Net Income	£7,312.50
Net Return	20.26%

Return Stress Test Analysis Report





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

Annual Net Income

£5,112.50

Adjusted To

Net Return

14.16%

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

Annual Net Income

£5,557.50

Adjusted To

Net Return

15.39%

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 £149,995.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom apartment

+ Add to report

Royles Lodge, Torentun Close, Thornton-Cleveleys, Lancashire, FY5

NO LONGER ADVERTISED

Marketed from 19 Nov 2024 to 16 Apr 2025 (147 days) by Burghley Living, Royles Lodge



£1,415 pcm

1 bedroom apartment

+ Add to report

Poachers Way, Thornton-Cleveleys

NO LONGER ADVERTISED

Marketed from 23 Jul 2024 to 16 Sep 2024 (54 days) by iMove Sales and Lettings, Poulton-Le-Fylde

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: Moved in within the last 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**



Albany Road, Fleetwood, FY7



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.