

LET PROPERTY PACK

INVESTMENT INFORMATION

Stamford Avenue,
Blackpool, FY4

217346494

 www.letproperty.co.uk





Property Description

Our latest listing is in Stamford Avenue, Blackpool, FY4

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a tenant 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

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

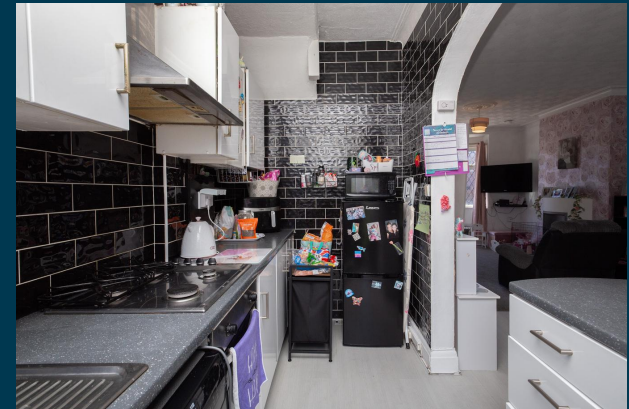
Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150



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	£800	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£670.00	£705.00
Monthly Net Income	£130.00	£445.00
Annual Net Income	£1,560.00	£5,340.00
Net Return	2.72%	9.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,040.00**
Adjusted To

Net Return **5.30%**

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

Annual Net Income **£2,580.00**
Adjusted To

Net Return **4.50%**

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 £280,000.



£280,000

3 bedroom semi-detached house for sale

Ullswater Road, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 12 Dec 2024 (100 days) by Stephen Tew Estate Agents, Blackpool

+ Add to report



£275,000

3 bedroom semi-detached house for sale

Arnold Avenue, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Aug 2024 to 13 Feb 2025 (176 days) by Stephen Tew Estate Agents, Blackpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom house

St. Lukes Road, Blackpool

NO LONGER ADVERTISED

Marketed from 2 Mar 2024 to 15 Apr 2024 (44 days) by Hunters, Blackpool

[+ Add to report](#)



£1,200 pcm

3 bedroom semi-detached house

24 Broadway

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 8 Oct 2024 (24 days) by Elliott Booth, Blackpool

[+ 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.



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