

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road East,
Thornton-Cleveleys, FY5

217044691

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road East, Thornton-Cleveleys, FY5

Get instant cash flow of **£500** per calendar month with a **8.0%** Gross Yield for investors.

This retirement house has a potential to rent for **£580** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

With a tenant currently situated, a retirement property 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

1 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £150 pm

Ground Rent: TBC

Lease Length: 86 years

Current Rent: £500

Market Rent: £580

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit £18,750.00

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 580

Returns Based on Rental Income	£500	£580
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	TBC	
Letting Fees	£50.00	£58.00
Total Monthly Costs	£449.38	£457.38
Monthly Net Income	£50.63	£122.63
Annual Net Income	£607.50	£1,471.50
Net Return	2.59%	6.26%

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 **£311.50**
Adjusted To

Net Return **1.33%**

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

Annual Net Income **£346.50**
Adjusted To

Net Return **1.47%**

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 £75,000.



£75,000

2 bedroom apartment for sale

[+ Add to report](#)

Lawwood, Victoria Road East, Thornton-Cleveleys, FY5

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2023 to 18 Sep 2023 (244 days) by Unique Estate Agency Ltd, Thornton Cleveleys



£65,000

1 bedroom apartment for sale

[+ Add to report](#)

Lawwood Court, Victoria Road East, Thornton-Cleveleys, FY5

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2022 to 18 Jan 2023 (307 days) by Unique Estate Agency Ltd, Thornton Cleveleys

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

Victoria Road East, Thornton-Cleveleys, Lancashire, FY5

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Oct 2022 to 14 Oct 2024 (725 days) by LINDEL PROPERTY MANAGEMENT, Bispham



£625 pcm

1 bedroom flat

+ Add to report

Victoria Road East, Thornton-Cleveleys

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Apr 2023 to 2 Jun 2023 (35 days) by Farrell Heyworth, Fylde Coast

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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