

LET PROPERTY PACK

INVESTMENT INFORMATION

Boothroyden, Blackpool,
FY1

218375031

 www.letproperty.co.uk





Property Description

Our latest listing is in Boothroyden, Blackpool, FY1

Get instant cash flow of **£900** per calendar month with a **9.4%** Gross Yield for investors.

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...



Boothroyden, Blackpool,
FY1

218375031



Property Key Features

3 Bedrooms

3 Bathrooms

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

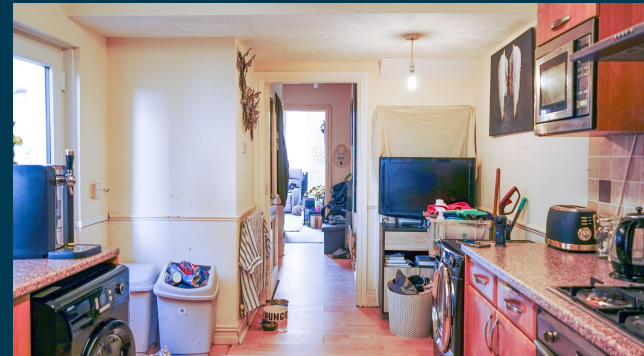
Lease Length: Freehold

Current Rent: £900

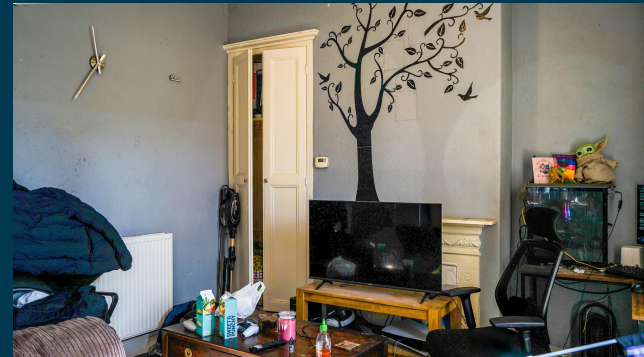
Lounge



Kitchen



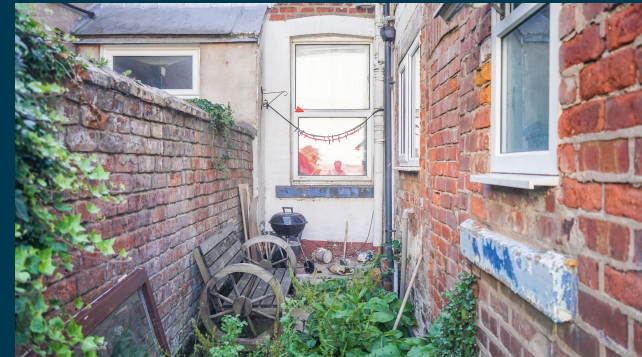
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit **£28,750.00**

SDLT Charge **£5,750**

Legal Fees **£1,000.00**

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	£464.38
Monthly Net Income	£435.63
Annual Net Income	£5,227.50
Net Return	14.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **9.65%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **9.87%**

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 £120,000.



£120,000

3 bedroom flat for sale

+ Add to report

Reads Avenue, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

Marketed from 7 May 2024 to 26 Jul 2024 (79 days) by Entwistle Green, Blackpool

Property Set As Two Flats With Over 10% Yield Return | Ideal Buy To Let/Investment Property | One...



£117,500

3 bedroom apartment for sale

+ Add to report

Sevenoaks Court, Sevenoaks Drive, Cleveleys, FY5

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Jan 2024 to 15 Sep 2024 (234 days) by The Square Room, Fylde Coast

** NO CHAIN ** WELL PRESENTED AND SPACIOUS THREE BEDROOM GROUND FLOOR APARTMENT - GENEROUS ROOM S...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom apartment

Salt Marsh Lane, Hambleton, Poulton-le-Fylde, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 16 May 2025 (16 days) by Entwistle Green, Blackpool

Superb Three Bedroom Penthouse. | Lift Giving Access Directly Into The Apartment. | Large Lounge,...

+ Add to report



£925 pcm

3 bedroom apartment

Beverley Road North, Lytham St. Annes

CURRENTLY ADVERTISED

Marketed from 19 Jun 2025 by The Coastal Property Group, Lytham St Annes

Shops and amenities nearby | Un-Furnished | Modern Fitted Kitchen with Appliances | Double glazin...

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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