

LET PROPERTY PACK

INVESTMENT INFORMATION

Crabtree Road, Thornton-Cleveleys, FY5 4HW

217527425











Property Description

Our latest listing is in Crabtree Road, Thornton-Cleveleys, FY5 4HW

Get instant cash flow of £629 per calendar month with a 6.04% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 9.6% 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...







Crabtree Road, Thornton-Cleveleys, FY5 4HW

217527425



2 Bedrooms

1 Bathroom

Patio

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £629

Market Rent: £1,000

Lounge





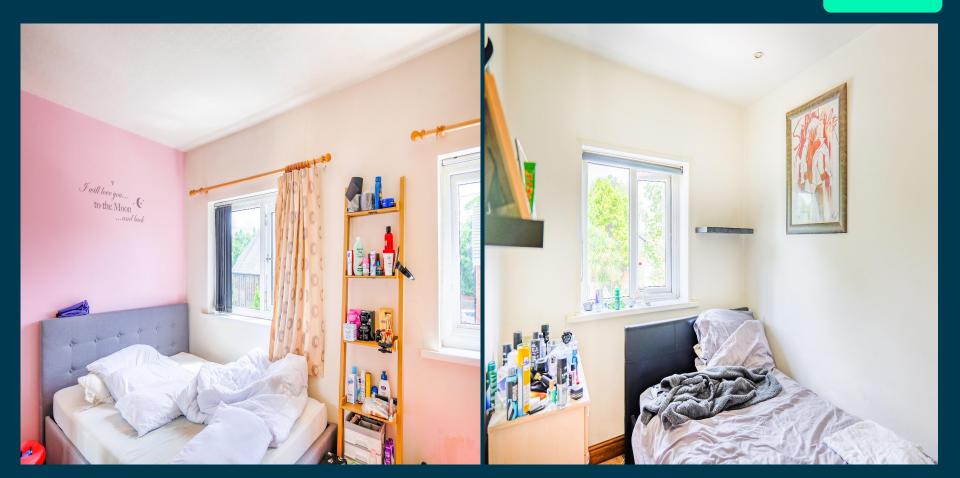
Kitchen





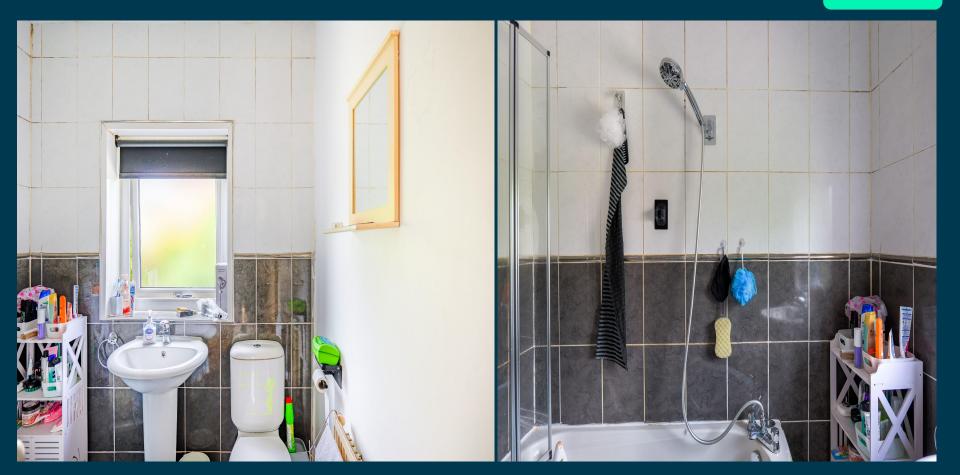
Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£36,000.00**

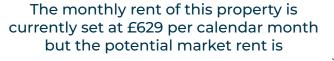
SDLT Charge £7,580

Legal Fees £1,000.00

Total Investment £44,580.00

Projected Investment Return









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

Returns Based on Rental Income	£629	£1,000
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£62.90	£100.00
Total Monthly Costs	£527.90	£565.00
Monthly Net Income	£101.10	£435.00
Annual Net Income	£1,213.20	£5,220.00
Net Return	2.72%	11.71%

Return Stress Test Analysis Report





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

Annual Net Income

£3,220.00

Adjusted To

Net Return

7.22%

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

Annual Net Income

£3,060.00

Adjusted To

Net Return

6.86%

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 £156,500.



£156,500

2 bedroom semi-detached house for sale

+ Add to report

Swallow Close, Thornton, FY5

NO LONGER ADVERTISED UI

UNDER OFFER

Marketed from 11 Apr 2024 to 17 Nov 2024 (220 days) by The Square Room, Fylde Coast

READY TO WALK INTO - SEMI DETACHED FAMILY HOME - TWO DOUBLE BEDROOMS - DINING KITCHEN - LARGE CON...



£155,000

2 bedroom semi-detached house for sale

+ Add to report

Hawthorn Drive, Thornton, FY5

CURRENTLY ADVERTISED

Marketed from 18 Jun 2025 by The Square Room, Fylde Coast

** BEAUTIFULLY PRESENTED ** MODERN TWO BEDROOM SEMI DETACHED - POPULAR QUIET RESIDENTIAL AREA - C...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property**Management.



2 bedroom semi-detached house

+ Add to report

Rutland Road, Ansdell, FY8

NO LONGER ADVERTISED

Marketed from 22 Apr 2025 to 8 May 2025 (15 days) by Lytham Estate Agents, Lytham

£1,300 pcm

A Newly Renovated And Decorated 2 Bedroom House In Ansdell. Close Walking Distance To Fairhaven A...



£1,100 pcm

2 bedroom semi-detached house

+ Add to report

Waterloo Road, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 14 Apr 2025 to 26 May 2025 (41 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2451152

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: 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**



Crabtree Road, Thornton-Cleveleys, FY5 4HW

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.

