

LET PROPERTY PACK

INVESTMENT INFORMATION

Crabtree Road,
Thornton-Cleveleys, FY5
4HW

217527425

 www.letproperty.co.uk





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...



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Property Key Features

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





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

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £629 per calendar month but the potential market rent is

£ 1,000



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	TBC	
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

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**.



£1,300 pcm

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

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.



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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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