

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Newton Drive, Blackpool,  
FY3 8BY

217239531

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Newton Drive, Blackpool, FY3 8BY

Get instant cash flow of **£1,700** per calendar month with a **11.33%** Gross Yield for investors.

**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...**



Newton Drive, Blackpool,  
FY3 8BY

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## Property Key Features

**5 Bedrooms**

**3 Bathrooms**

**Portfolio of 3 Flats**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,700**



# Lounge

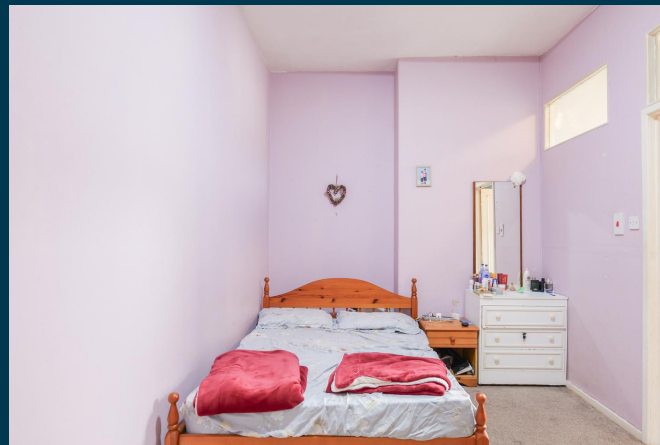
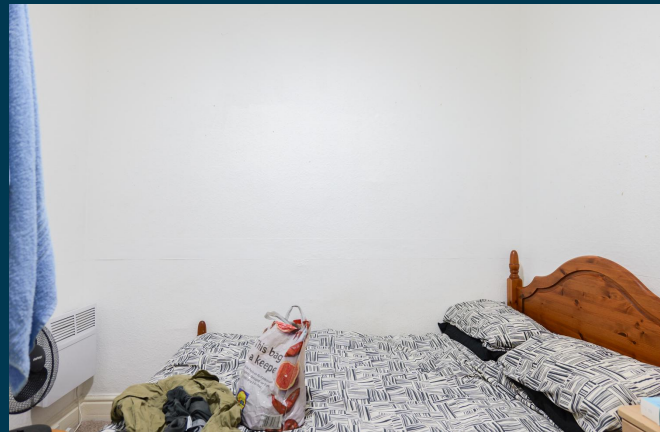


# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,700 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£1,700</b>
Mortgage Payments on £155,250.00 @ 5%	<b>£646.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£170.00</b>
<b>Total Monthly Costs</b>	<b>£831.88</b>
<b>Monthly Net Income</b>	<b>£868.13</b>
<b>Annual Net Income</b>	<b>£10,417.50</b>
<b>Net Return</b>	<b>16.09%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,017.50**  
Adjusted To

Net Return                      **10.84%**

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

Annual Net Income      **£7,312.50**  
Adjusted To

Net Return                      **11.30%**



# 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 £220,000.



£220,000

## 5 bedroom block of apartments for sale

+ Add to report

- Manchester Road, Bolton

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2024 to 12 Dec 2024 (36 days) by Edward Mellor Ltd, Auction

TO BE SOLD BY ONLINE AUCTION | Vacant 5-flat property | Strong rental potential | Ideal project f...



£210,000

## 5 bedroom block of apartments for sale

+ Add to report

Osborne Avenue, Wallasey, Wirral

CURRENTLY ADVERTISED

Marketed from 28 May 2025 by Karl Tatler Estate Agents, Wallasey

Freehold included | Ground floor apartment | First/ second floor duplex | Currently tenanted | Mo...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,072 based on the analysis carried out by our letting team at **Let Property Management**.



£2,072 pcm

## 5 bedroom flat

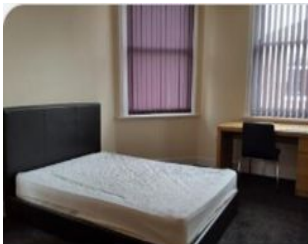
Adelphi Street, Preston, Lancashire, PR1

NO LONGER ADVERTISED

Marketed from 13 Dec 2023 to 4 Sep 2024 (266 days) by Kingswood, Fulwood

Detached | Furnished | All Bills Inc | Fantastic Location | City Centre Location | Shops and Amen...

+ Add to report



£1,842 pcm

## 5 bedroom flat

85-89 Plungington Road Preston PR1 7EN

NO LONGER ADVERTISED

Marketed from 5 Feb 2025 to 17 Jul 2025 (161 days) by Jones Cameron Estate Agents, Preston

Immaculate Five Bedroom Student Property | Two Bathrooms | Walking Distance to UCLAN | Great Loca...

+ 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.



**LETPROPERTY**