

LET PROPERTY PACK

INVESTMENT INFORMATION

Cleveleys Avenue, Thornton-Cleveleys, FY5

219822648











Property Description

Our latest listing is in Cleveleys Avenue, Thornton-Cleveleys, FY5

Get instant cash flow of £564 per calendar month with a 7.9% Gross Yield for investors.

This property has a potential to rent for £600 which would provide the investor a Gross Yield of 8.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Cleveleys Avenue, Thornton-Cleveleys, FY5



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 960 years

Current Rent: £564

Market Rent: £600

219822648

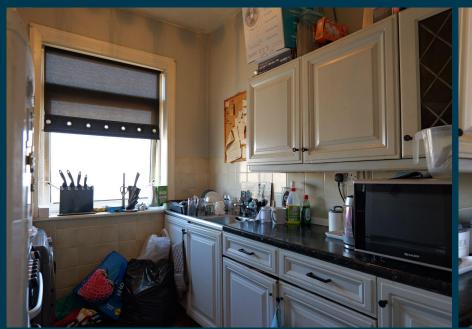
Lounge

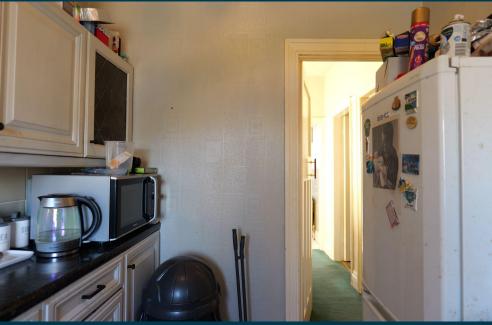




Kitchen







Bedrooms





Bathroom





Exterior









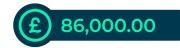
Initial Outlay





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£21,500.00**

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00

Projected Investment Return





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

The monthly rent of this property is currently set at £564 per calendar month but the potential market rent is

	600
(ヒ)	600

Returns Based on Rental Income	£564	£600
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£56.40	£60.00
Total Monthly Costs	£340.15	£343.75
Monthly Net Income	£223.85	£256.25
Annual Net Income	£2,686.20	£3,075.00
Net Return	10.02%	11.47%

Return Stress Test Analysis Report





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

Annual Net Income

£1,875.00

Adjusted To

Net Return

7.00%

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

Annual Net Income

£1,785.00

Adjusted To

Net Return

6.66%

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 £85,000.



£85,000



Cleveleys Avenue, Thornton-Cleveleys, FY5

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2024 to 16 Dec 2024 (197 days) by Unique Estate Agency Ltd, Thornton Cleveleys



1 bedroom apartment for sale

+ Add to report

+ Add to report

Cleveleys Avenue, Thornton-Cleveleys

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2023 to 28 Jun 2024 (232 days) by Sellmyhome.co.uk, Leicester

£80,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

£650 pcm



St Davids Avenue, Cleveleys

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Apr 2024 to 31 May 2024 (56 days) by Unique Estate Agency Ltd, Fleetwood



1 bedroom flat

St Davids Avenue, Cleveleys

CURRENTLY ADVERTISED

Marketed from 21 Jul 2025 by Unique Estate Agency Ltd, Fleetwood

+ Add to report

+ 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



Current term of tenancy: 3 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**



Cleveleys Avenue, Thornton-Cleveleys, FY5



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.