

LET PROPERTY PACK

INVESTMENT INFORMATION

Wall Street, Blackpool, FY1 2EG

22110311C











Property Description

Our latest listing is in Wall Street, Blackpool, FYI 2EG

This property has a potential to rent for £616 which would provide the investor a Gross Yield of 8.0% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Wall Street, Blackpool, FY1 2EG



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £616

22110311C

Lounge







Kitchen







Bedrooms









Bathroom





Exterior









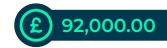
Initial Outlay





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return





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





Returns Based on Rental Income	£616
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£61.60
Total Monthly Costs	£364.10
Monthly Net Income	£251.90
Annual Net Income	£3,022.80
Net Return	10.57%

Return Stress Test Analysis Report





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

Annual Net Income

£1,790.80

Adjusted To

Net Return

6.26%

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

Annual Net Income

£1,642.80

Adjusted To

Net Return

5.74%

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 £89,950.



2 bedroom terraced house for sale

+ Add to report

Elizabeth Street, Blackpool, FY1 3JB

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 25 Mar 2025 to 11 Jul 2025 (107 days) by McDonald, Fylde Coast

£89,950



+ Add to report

Howard Street, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

(SOLD STC)

Marketed from 28 Feb 2025 to 30 Aug 2025 (182 days) by Duncan Raistrick, Blackpool

£85,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Boothley Road, Blackpool, Lancashire, FY1 3RS

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Mar 2025 to 2 Apr 2025 (25 days) by Hunters, Blackpool

£750 pcm

2 bedroom house

+ Add to report

Grafton Street, Blackpool

NO LONGER ADVERTISED

Marketed from 26 Jul 2024 to 14 Aug 2024 (18 days) by Farrell Heyworth, Fylde Coast

£700 pcm

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**



Wall Street, Blackpool, FY1 2EG



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.