

LET PROPERTY PACK

INVESTMENT INFORMATION

Wall Street, Blackpool, FY1
2EG

221103110

 www.letproperty.co.uk





Property Description

Our latest listing is in Wall Street, Blackpool, FY1 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...



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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 92,000.00

25% Deposit £23,000.00

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

Projected Investment Return



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

£ 616



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.



£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



£85,000

2 bedroom terraced house for sale

[+ 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

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**.



£750 pcm

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



£700 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

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**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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