

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Albans Road, Lytham St.
Annes, FY8 1XD

220983520

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Albans Road, Lytham St. Annes, FY8 1XD

Get instant cash flow of **£1,284** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£1,284** which would provide the investor a Gross Yield of **8.4%** 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...



St. Albans Road, Lytham
St. Annes, FY8 1XD

220983520



Property Key Features

5 bedroom

4 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: TBC

Ground Rent: £0.34 PM

Lease Length: 750 years

Current Rent: £1,284

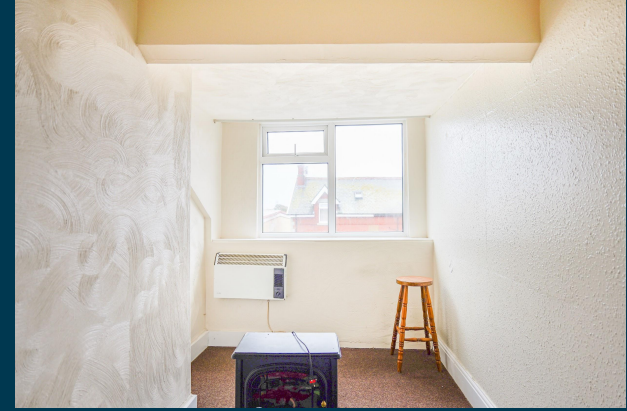
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £183,000.00 and borrowing of £137,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 183,000.00

25% Deposit £45,750.00

SDLT Charge £10,310

Legal Fees £1,000.00

Total Investment £57,060.00

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 £1,284 per calendar month but the potential market rent is

£ 1,284

Returns Based on Rental Income	£1,284
Mortgage Payments on £137,250.00 @ 5%	£571.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£0.34
Letting Fees	£128.40
Total Monthly Costs	£715.62
Monthly Net Income	£568.39
Annual Net Income	£6,820.62
Net Return	11.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,252.62**
Adjusted To

Net Return **7.45%**

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

Annual Net Income **£4,079.70**
Adjusted To

Net Return **7.15%**

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 £195,000.



£195,000

5 bedroom terraced house for sale

[+ Add to report](#)

Church Road, Lytham St Annes, FY8 3NE

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Apr 2024 to 14 Feb 2025 (293 days) by Frank Wyles and Co, Lytham Saint Annes



£160,000

5 bedroom terraced house for sale

[+ Add to report](#)

Hove Road, Lytham St. Annes, FY8

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Oct 2024 to 25 Dec 2024 (61 days) by Entwistle Green, Lytham St. Annes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

5 bedroom semi-detached house

+ Add to report

All Saints Road, St. Annes

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2024 to 20 Jun 2024 (48 days) by Frank Wyles and Co, Lytham Saint Annes



£1,200 pcm

5 bedroom terraced house

+ Add to report

St Andrews Road South, Lytham St Annes, Lancashire

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2024 to 6 Mar 2024 (56 days) by Frank Wyles and Co, Lytham Saint Annes

Current Tenant Profile



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: **5+ 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.



St. Albans Road, Lytham St. Annes, FY8
1XD

220983520

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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