

LET PROPERTY PACK

INVESTMENT INFORMATION

166-168 Whitegate Drive,
Blackpool, FY3 9JB

220587369

 www.letproperty.co.uk





Property Description

Our latest listing is in 166-168 Whitegate Drive, Blackpool, FY3 9JB

Get instant cash flow of **£625** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£625** which would provide the investor a Gross Yield of **7.4%** 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...



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Property Key Features

1 bedroom

1 bathroom

Open-Plan Lounge and Dining

Well Equipped Kitchen

Factor Fees: £101.50

Ground Rent: £0.00

Lease Length: 948 years

Current Rent: £625

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £102,000.00 and borrowing of £76,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 102,000.00

25% Deposit	£25,500.00
SDLT Charge	£5,100
Legal Fees	£1,000.00
Total Investment	£31,600.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 625

Returns Based on Rental Income	£625
Mortgage Payments on £76,500.00 @ 5%	£318.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£101.50
Ground Rent	£0.00
Letting Fees	£62.50
Total Monthly Costs	£497.75
Monthly Net Income	£127.25
Annual Net Income	£1,527.00
Net Return	4.83%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£277.00**
Adjusted To

Net Return **0.88%**

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

Annual Net Income **-£3.00**
Adjusted To

Net Return **-0.01%**

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 £115,000.



£115,000

2 bedroom apartment for sale

[+ Add to report](#)

Gloucester Court, 1 Gloucester Avenue, Blackpool, FY1

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Sep 2025 by Unique Estate Agency Ltd, Thornton Cleveleys



£110,000

2 bedroom apartment for sale

[+ Add to report](#)

Whitegate Drive, Berkeley House, FY3

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 24 Apr 2025 by Stephen Tew Estate Agents, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

Homefylde House, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2025 to 19 Jun 2025 (48 days) by Entwistle Green, Blackpool

+ Add to report



£625 pcm

1 bedroom flat

199 Whitegate Drive, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2023 to 7 Sep 2023 (44 days) by Farrell Heyworth, covering Blackpool

+ Add to report

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**



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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9JB

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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