

LET PROPERTY PACK

INVESTMENT INFORMATION

Manchester Road,
Blackpool, FY3 8DN

220998337

 www.letproperty.co.uk





Property Description

Our latest listing is in Manchester Road, Blackpool, FY3 8DN

Get instant cash flow of **£650** per calendar month with a **8.67%** Gross Yield for investors.

This property has a potential to rent for **£681** which would provide the investor a Gross Yield of **9.08%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £681

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 681



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



Returns Based on Rental Income	£650	£681
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£68.10
Total Monthly Costs	£405.00	£408.10
Monthly Net Income	£245.00	£272.90
Annual Net Income	£2,940.00	£3,274.80
Net Return	9.13%	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,912.80**
Adjusted To

Net Return **5.94%**

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

Annual Net Income **£1,714.80**
Adjusted To

Net Return **5.33%**

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 end of terrace house for sale

+ Add to report

Tarnbrook Drive, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED

Marketed from 12 Sep 2022 to 18 Feb 2025 (889 days) by Duncan Raistrick, Blackpool

TWO DOUBLE BED END TERRACE | OFF STREET PARKING | GARDENS | CLOSE TO VICTORIA HOSPITAL & STANLEY ...



£110,000

2 bedroom end of terrace house for sale

+ Add to report

Cunliffe Road, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Nov 2024 to 18 Mar 2025 (130 days) by Stephen Tew Estate Agents, Blackpool

Extended End Terrace House situated in a convenient location | Entrance Vestibule, Hallway, Lounge...

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 end of terrace house

+ Add to report

Baldwin Grove, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2015 to 10 Dec 2024 (3372 days) by The Market Place, Poulton-Le-Fylde

Very spacious rooms | Large dining kitchen | Detached garage | Two double bedrooms | Front and re...



£700 pcm

2 bedroom end of terrace house

+ Add to report

Aintree Road, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2025 to 31 Jul 2025 (21 days) by Entwistle Green, Blackpool

End terrace property | Two bedrooms | Gas central heating | Yard to the rear | Gated alleyway | O...

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: **7 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.



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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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