

LET PROPERTY PACK

INVESTMENT INFORMATION

Danesbury Place,
Blackpool, FY1 3LX

220998364

 www.letproperty.co.uk





Property Description

Our latest listing is in Danesbury Place, Blackpool, FY1 3LX

Get instant cash flow of **£750** per calendar month with a **12.86%** Gross Yield for investors.

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: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month



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



Returns Based on Rental Income	£750
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£343.13
Monthly Net Income	£406.88
Annual Net Income	£4,882.50
Net Return	19.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,382.50**
Adjusted To

Net Return **13.37%**

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

Annual Net Income **£3,667.50**
Adjusted To

Net Return **14.50%**

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 £85,000.



£85,000

2 bedroom terraced house for sale

Manchester Road, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Oct 2023 to 16 Jun 2025 (611 days) by Tiger Sales & Lettings, Blackpool

+ Add to report

Two Bedroom Mid-Terraced | Two Reception Rooms | Close To Stanley Park & Blackpool Town Centre | ...



£84,950

2 bedroom terraced house for sale

Falkland Avenue, Blackpool, Lancashire, FY4

CURRENTLY ADVERTISED

Marketed from 2 Dec 2024 by Duncan Raistrick, Blackpool

+ Add to report

GARDEN TERRACE | 2 BEDS | UPVC DG AND GAS CH | GARDENS

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom terraced house

+ Add to report

Tarragon Drive, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2022 to 5 Aug 2025 (1103 days) by The Market Place, Poulton-Le-Fylde

Very well presented throughout | 2 Bedrooms | Family Bathroom | Private Rear Garden | Off Road Pa...



£775 pcm

2 bedroom mews house

+ Add to report

Apple Tree Gardens, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 3 Jun 2025 (32 days) by Tiger Sales & Lettings, Blackpool

Two Bedroom Corner Mews House | Garden To Rear | Modern Fitted Kitchen | Convenient Location | Ga...

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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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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