

LET PROPERTY PACK

INVESTMENT INFORMATION

Cunliffe Rd, Blackpool, FY1
6RU

220998474

 www.letproperty.co.uk





Property Description

Our latest listing is in Cunliffe Rd, Blackpool, FY1 6RU

Get instant cash flow of **£795** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Cunliffe Rd, Blackpool, FY1
6RU

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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: £795

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom





Figures based on assumed purchase price of £117,000.00 and borrowing of £87,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 117,000.00

25% Deposit	£29,250.00
SDLT Charge	£5,850
Legal Fees	£1,000.00
Total Investment	£36,100.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£795	£850
Mortgage Payments on £87,750.00 @ 5%	£365.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£79.50	£85.00
Total Monthly Costs	£460.13	£465.63
Monthly Net Income	£334.88	£384.38
Annual Net Income	£4,018.50	£4,612.50
Net Return	11.13%	12.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,912.50**
Adjusted To

Net Return **8.07%**

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

Annual Net Income **£2,857.50**
Adjusted To

Net Return **7.92%**

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 £125,000.



£125,000

2 bedroom terraced house for sale

+ Add to report

Loxham Gardens, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2025 to 19 Sep 2025 (105 days) by Stephen Tew Estate Agents, Blackpool

Two Bedroom Mid-Terrace Houde In Popular Residential Area | Close Proximity To Local Schools, Sho...



£120,000

2 bedroom terraced house for sale

+ Add to report

Newhouse Road, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jun 2024 to 2 Oct 2024 (110 days) by Stephen Tew Estate Agents, Blackpool

Recently renovated throughout | Close proximity to schools, shops and amenities | Entrance Hall, ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom end of terrace house

[+ Add to report](#)

Lindsay Avenue, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Sep 2024 to 29 Oct 2024 (46 days) by Homequest Property Management Services, Fleetwood



£850 pcm

2 bedroom retirement property

[+ Add to report](#)

Homefylde House, 1-207 Whitegate Drive, Blackpool, FY3

NO LONGER ADVERTISED

Marketed from 3 Apr 2024 to 24 Apr 2024 (21 days) by My Future Living, My Future Living

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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