

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashton Road, Blackpool,  
FY1 4AG

220998430

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashton Road, Blackpool, FY1 4AG

This property has a potential to rent for **£689** which would provide the investor a Gross Yield of **11.33%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Ideal for First-Time Buyers**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £689**

# Lounge

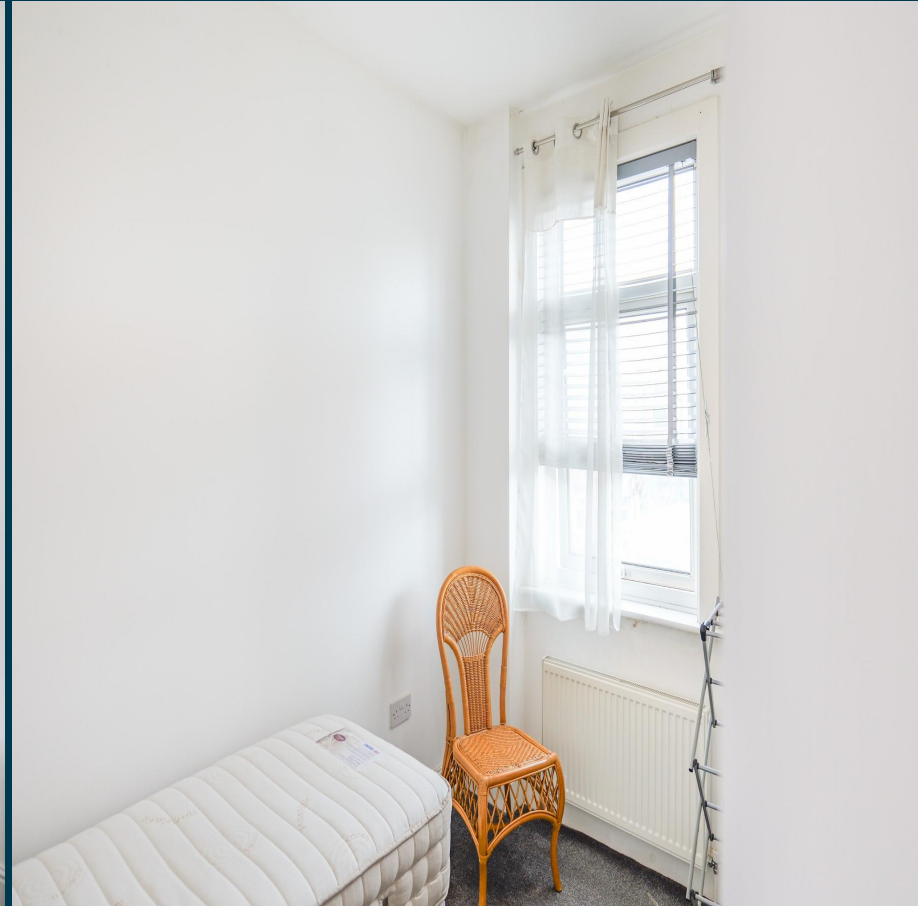




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

# Projected Investment Return



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



Returns Based on Rental Income	£689
Mortgage Payments on £62,250.00 @ 5%	£259.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£68.90
Total Monthly Costs	£343.28
Monthly Net Income	£345.73
Annual Net Income	£4,148.70
Net Return	16.02%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,770.70**  
Adjusted To

Net Return                      **10.70%**

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

Annual Net Income      **£2,903.70**  
Adjusted To

Net Return                      **11.21%**

# 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

Jackson Street, BLACKPOOL, Lancashire, FY3

NO LONGER ADVERTISED

Marketed from 30 Apr 2024 to 30 Sep 2024 (153 days) by Entwistle Green, Blackpool

Two Bedroom Mid Terrace House | Living Room, Good Size Breakfast Kitchen | Two Bedrooms, Three Pi...

+ Add to report



£84,950

## 2 bedroom terraced house for sale

Falkland Avenue, Blackpool, Lancashire, FY4

CURRENTLY ADVERTISED

Marketed from 2 Dec 2024 by Duncan Raistrick, Blackpool

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

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 2 bedroom terraced house

Cameron Avenue, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2025 to 24 Mar 2025 (45 days) by Martin & Co, Blackpool

+ Add to report

Two Bedrooms | Neutral Décor Throughout | Gas central heating | Close to local amenities | View...



£720 pcm

## 2 bedroom terraced house

13 Cross Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Feb 2025 to 25 Apr 2025 (63 days) by Elliott Booth, Blackpool

+ Add to report

Rent In Advance £720, Bond/Security Deposit £720, Holding Deposit £120, Income required £21,600p/...

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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