

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashton Road, Blackpool,
FY1

220998430

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashton Road, Blackpool, FY1

Get instant cash flow of **£795** per calendar month with a **11.4%** 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...



Ashton Road, Blackpool,
FY1

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Property Key Features

2 Bedrooms

1 Bathroom

**Well-Equipped Compact
Kitchen**

Spacious Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £795

Market Rent: £795

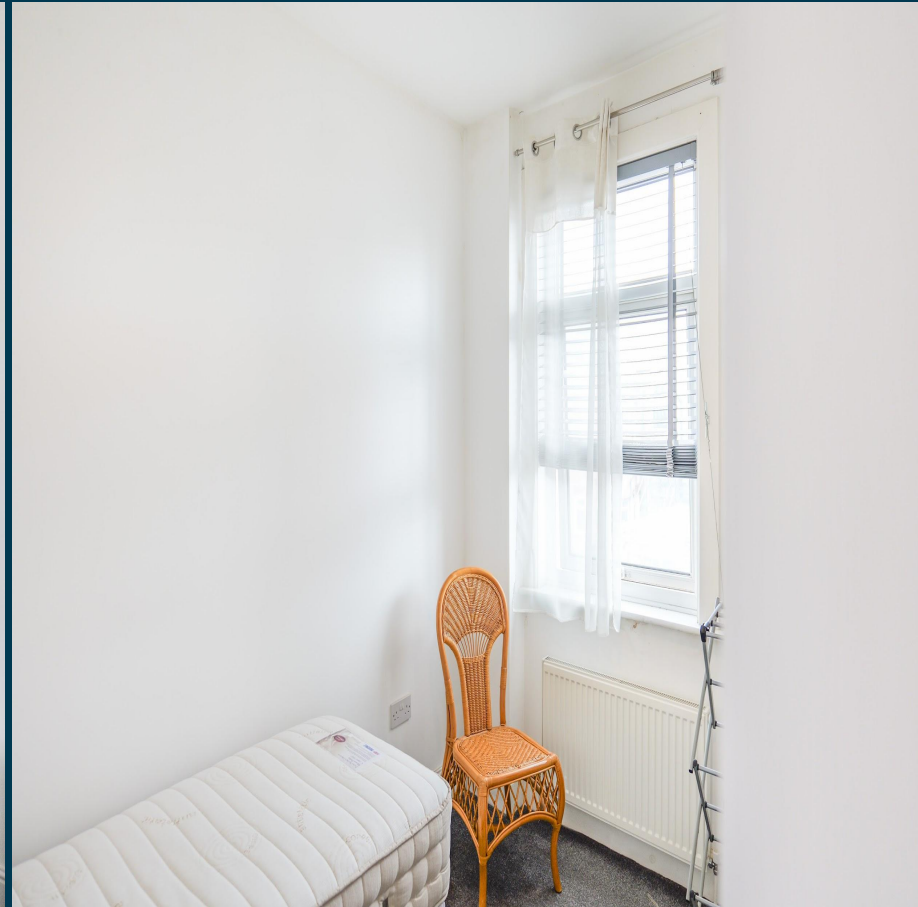
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £84,000.00 and borrowing of £63,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 84,000.00

25% Deposit	£21,000.00
SDLT Charge	£4,200
Legal Fees	£1,000.00
Total Investment	£26,200.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month.



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



Returns Based on Rental Income	£795
Mortgage Payments on £63,000.00 @ 5%	£262.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£79.50
Total Monthly Costs	£357.00
Monthly Net Income	£438.00
Annual Net Income	£5,256.00
Net Return	20.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,666.00**
Adjusted To

Net Return **13.99%**

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

Annual Net Income **£3,996.00**
Adjusted To

Net Return **15.25%**

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 £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Coop Street, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 17 Jun 2024 to 8 Jul 2024 (21 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2123294

+ Add to report



£850 pcm

2 bedroom flat

Shannon Street, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 6 Mar 2025 to 13 Mar 2025 (7 days) by OpenRent, London

+ 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
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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