

LET PROPERTY PACK

INVESTMENT INFORMATION

Poplar Avenue, Warton,
Preston, PR4 1BS

221741757

 www.letproperty.co.uk





Property Description

Our latest listing is in Poplar Avenue, Warton, Preston, PR4 1BS

Get instant cash flow of **£725** per calendar month with a **6.21%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.57%** 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...



Poplar Avenue, Warton,
Preston, PR4 1BS

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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

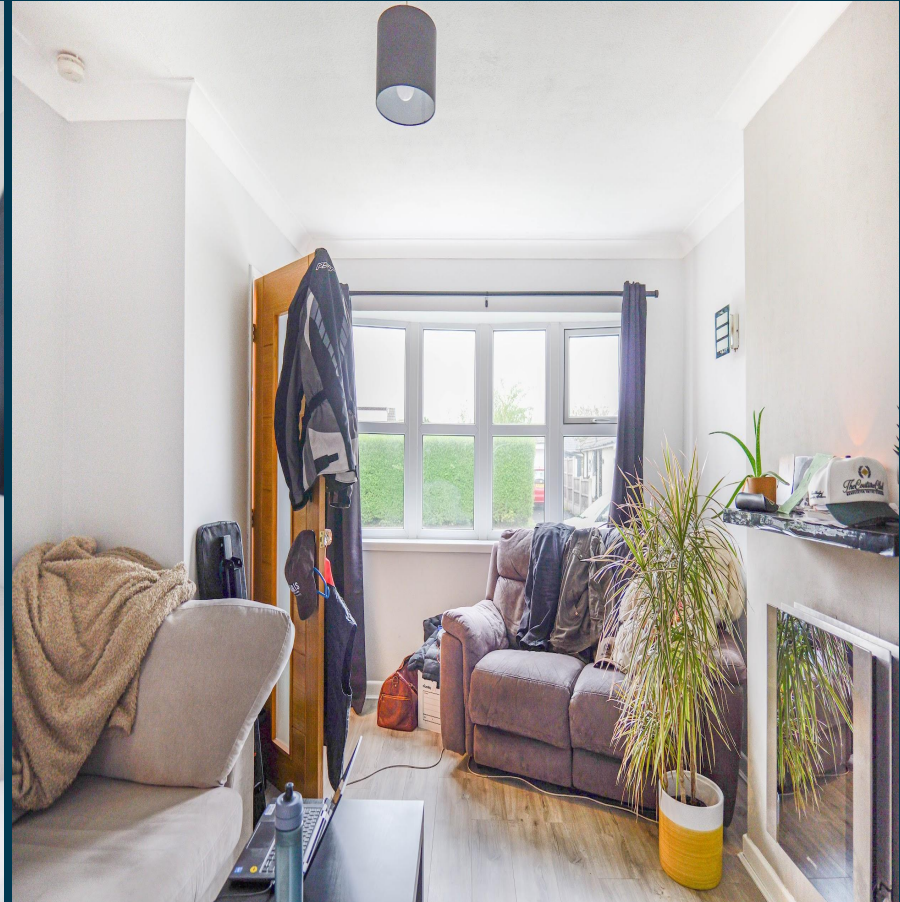
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£725	£1,000
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.50	£100.00
Total Monthly Costs	£590.63	£618.13
Monthly Net Income	£134.38	£381.88
Annual Net Income	£1,612.50	£4,582.50
Net Return	3.22%	9.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,582.50**
Adjusted To

Net Return **5.16%**

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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **4.33%**

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 £169,950.



£169,950

2 bedroom terraced house for sale

Clitheroes Lane, Freckleton, PR4

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by The Square Room, Fylde Coast

+ Add to report

** CHAIN FREE ** TWO DOUBLE BEDROOMS - CLOSE TO LOCAL SHOPS - SPACIOUS LAYOUT -
OUTBUILDING WITH ...



£165,000

2 bedroom terraced house for sale

Clitheroes Lane, Preston, PR4

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Feb 2025 to 25 Jul 2025 (150 days) by Yopa, North West & Midlands

+ Add to report

A two bedroom garden fronted terrace home | Entrance Hall, open plan lounge into a dining area | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

1 Badgers Walk West

NO LONGER ADVERTISED

Marketed from 30 Jul 2025 to 26 Sep 2025 (58 days) by JGL Operations Limited, Lytham

Badgers Walk | Fully Furnished | 2 Double Bedrooms | Walking Distance to Lytham | Great For BAE |...



£1,095 pcm

2 bedroom terraced house

+ Add to report

Warton Street, Lytham St. Annes, Lancashire, FY8

CURRENTLY ADVERTISED

Marketed from 1 Jun 2017 by Mahoney Gray Estate and Lettings Agents, Chorley

LARGE 2 BEDROOM HOUSE | BEAUTIFULLY PRESENTED THROUGHOUT | ORIGINAL FEATURES | LARGE LOUNGE WITH ...

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.



www.letproperty.co.uk

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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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