

LET PROPERTY PACK

INVESTMENT INFORMATION

Cunliffe Road, Blackpool,
FY1

221869832

 www.letproperty.co.uk





Property Description

Our latest listing is in Cunliffe Road, Blackpool, FY1

Get instant cash flow of **£700** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£786** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Cunliffe Road, Blackpool,
FY1

221869832



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £786

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £94,000.00 and borrowing of £70,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 94,000.00

25% Deposit	£23,500.00
SDLT Charge	£4,700
Legal Fees	£1,000.00
Total Investment	£29,200.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 786

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



Returns Based on Rental Income	£700	£786
Mortgage Payments on £70,500.00 @ 5%	£293.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£78.60
Total Monthly Costs	£378.75	£387.35
Monthly Net Income	£321.25	£398.65
Annual Net Income	£3,855.00	£4,783.80
Net Return	13.20%	16.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,211.80**
Adjusted To

Net Return **11.00%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,373.80**
Adjusted To

Net Return **11.55%**

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 £115,000.



£115,000

3 bedroom terraced house for sale

+ Add

St Ives Avenue, Blackpool, FY1 5RA

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Sep 2023 to 3 Apr 2024 (210 days) by Broomheads Estate Agents, Blackpool



£115,000

3 bedroom terraced house for sale

+

Kingsland Grove, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Feb 2021 to 20 Jul 2021 (166 days) by The Square Room, Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £845 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

3 bedroom house

Dinckley Grove, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jun 2025 to 25 Jul 2025 (52 days) by Farrell Heyworth, Fylde Coast



£800 pcm

3 bedroom terraced house

Cunliffe Road, Blackpool, Lancashire, FY1

CURRENTLY ADVERTISED

Marketed from 14 Aug 2025 by The Coastal Property Group, Lytham St Annes

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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Cunliffe Road, Blackpool, FY1

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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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