

LET PROPERTY PACK

INVESTMENT INFORMATION

The Esplanade, Poulton-Le-Fylde,
FY6

219624342

 www.letproperty.co.uk





Property Description

Our latest listing is in The Esplanade, Poulton-Le-Fylde, FY6

Get instant cash flow of **£500** per calendar month with a **9.5%** Gross Yield for investors.

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...



The Esplanade,
Poulton-Le-Fylde, FY6

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Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge

Well-Fitted Kitchen

Factor Fees: £80.00

Ground Rent: TBC

Lease Length: 974 years

Current Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit **£15,750.00**

SDLT Charge **£3,150**

Legal Fees **£1,000.00**

Total Investment £19,900.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month.



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



Returns Based on Rental Income	£500
Mortgage Payments on £47,250.00 @ 5%	£196.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£80.00
Ground Rent	TBC
Letting Fees	£50.00
Total Monthly Costs	£341.88
Monthly Net Income	£158.13
Annual Net Income	£1,897.50
Net Return	9.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£897.50**
Adjusted To

Net Return **4.51%**

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

Annual Net Income **£952.50**
Adjusted To

Net Return **4.79%**

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 £89,995.



£89,995

1 bedroom apartment for sale



Flat 12, Fylde Court, The Esplanade, Knott End on Sea, Poulton le Fylde, FY6 0E

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 17 Dec 2024 (243 days) by Wyre Estate Agency, Knott End



£79,950

1 bedroom apartment for sale



1 Westbourne Court, Knott End on Sea, FY6 0BE

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 17 Sep 2024 (152 days) by Wyre Estate Agency, Knott End

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

1 bedroom flat

+ Add

Bourne May Road, Knott End On Sea, Poulton Le Fylde

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Sep 2024 to 7 Oct 2024 (24 days) by Farrell Heyworth, Fylde Coast



£660 pcm

1 bedroom apartment

+ Add to

Bourne May Road, Knott End-on-Sea, Poulton-le-Fylde, Lancashire, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jul 2025 to 14 Aug 2025 (36 days) by Reeds Rains, Blackpool - Highfield Road

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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