

LET PROPERTY PACK

INVESTMENT INFORMATION

Carr Road,
Thornton-Cleveleys, FY5

222274624

 www.letproperty.co.uk





Property Description

Our latest listing is in Carr Road, Thornton-Cleveleys, FY5

Get instant cash flow of **£500** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£609** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Carr Road,
Thornton-Cleveleys, FY5

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Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: £2.10 PM

Lease Length: 970 years

Current Rent: £500

Market Rent: £609

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£3,750
Legal Fees	£1,000.00
Total Investment	£23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 609

Returns Based on Rental Income	£500	£609
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.10	
Letting Fees	£50.00	£60.90
Total Monthly Costs	£301.48	£312.38
Monthly Net Income	£198.53	£296.63
Annual Net Income	£2,382.30	£3,559.50
Net Return	10.14%	15.15%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,341.50**
Adjusted To

Net Return **9.96%**

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

Annual Net Income **£2,459.70**
Adjusted To

Net Return **10.47%**

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

1 bedroom flat for sale

+ Add to report

Sheringham Avenue, Thornton-Cleveleys, Lancashire, FY5

CURRENTLY ADVERTISED

Marketed from 25 May 2024 by Unique Estate Agency Ltd, Thornton Cleveleys

IDEAL FOR BUY TO LET INVESTMENT | NICE DEAR GARDEN | SHORT DISTANCE TO THORNTON



£82,500

1 bedroom apartment for sale

+ Add to report

Warren Drive, Thornton-Cleveleys, Lancashire, FY5

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 27 Jun 2025 (37 days) by Independent Estate Agency, Thornton Cleveleys

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom apartment

+ Add to report

Kittiwake Close, Thornton-Cleveleys, FY5

NO LONGER ADVERTISED

Marketed from 14 May 2025 to 22 May 2025 (7 days) by Unique Estate Agency Ltd, Fleetwood

Viewings highly recommended | Electric Heating | Three Piece Bathroom Suite | One Bedroom | Seco



£550 pcm

1 bedroom flat

+ Add to report

Wilson Square, Thornton-Cleveleys

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 17 May 2025 (29 days) by Pinpoint Properties, Fleetwood

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**



Current term of tenancy: **2+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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