

LET PROPERTY PACK

INVESTMENT INFORMATION

Hawes Side Lane,
Blackpool, FY4

221810959

 www.letproperty.co.uk





Property Description

Our latest listing is in Hawes Side Lane, Blackpool, FY4

Get instant cash flow of **£650** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.8%** 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...



Hawes Side Lane,
Blackpool, FY4

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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £37.50 PM

Ground Rent: TBC

Lease Length: 960 years

Current Rent: £650

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 850

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



Returns Based on Rental Income	£650	£850
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£37.50	
Ground Rent	TBC	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£442.50	£462.50
Monthly Net Income	£207.50	£387.50
Annual Net Income	£2,490.00	£4,650.00
Net Return	7.73%	14.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,950.00**
Adjusted To

Net Return **9.16%**

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

Annual Net Income **£3,090.00**
Adjusted To

Net Return **9.60%**

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 £110,000.



£110,000

2 bedroom ground floor flat for sale

— Remove

2 Library Mews

CURRENTLY ADVERTISED

Marketed from 30 Jun 2025 by Elliott Booth, Blackpool

Spacious Ground Floor Apartment | Lounge | Modern Fitted Kitchen | Two Bedrooms |



£110,000

2 bedroom ground floor flat for sale

— Remove

Hawes Side Lane, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Oct 2021 to 29 Nov 2022 (409 days) by Tiger Sales & Lettings, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom flat

Waterloo Road, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2024 to 16 Dec 2024 (32 days) by LiNDEL PROPERTY MANAGEMENT, Bispham

Modern Neutral Decor Throughout | Conveniently Located Close to Local Amenities & Transport Link...

+ Add to report



£795 pcm

2 bedroom flat

Park View Court, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 2 Jan 2025 (17 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2244086

+ 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 in within 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.



LETPROPERTY