

LET PROPERTY PACK

INVESTMENT INFORMATION

Lang Street, Blackpool, FY1

220399530

 www.letproperty.co.uk





Property Description

Our latest listing is in Lang Street, Blackpool, FY1

Get instant cash flow of **£520** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£635** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Lang Street, Blackpool,
FY1

220399530



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £520

Market Rent: £635

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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

The monthly rent of this property is currently set at £520 per calendar month but the potential market rent is

£ 635

Returns Based on Rental Income	£520	£635
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£63.50
Total Monthly Costs	£354.50	£366.00
Monthly Net Income	£165.50	£269.00
Annual Net Income	£1,986.00	£3,228.00
Net Return	6.94%	11.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,958.00**
Adjusted To

Net Return **6.85%**

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

Annual Net Income **£1,848.00**
Adjusted To

Net Return **6.46%**

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 £89,500.



£89,500

2 bedroom terraced house for sale

Lang Street, Blackpool, FY1

CURRENTLY ADVERTISED

Marketed from 19 Dec 2024 by The Square Room, Fylde Coast

+ Add to r



£80,000

3 bedroom end of terrace house for sale

Lang Street, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Feb 2024 to 8 Jan 2025 (334 days) by Entwistle Green, Blackpool

+ Add to re

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

+ Add to report

Flat 6, Empress House, Exchange Street, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

Marketed from 3 Oct 2020 to 26 Jul 2023 (1026 days) by Kenricks Commercial Estate Agents, Blackpool



£725 pcm

2 bedroom ground floor flat

+ Add to report

Flat 3, Empress House, Exchange Street, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2021 to 22 Jun 2023 (847 days) by Kenricks Commercial Estate Agents, Blackpool

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: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for 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.



www.letproperty.co.uk

Lang Street, Blackpool, FY1

220399530

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