LET PROPERTY PACK

INVESTMENT INFORMATION

Freckleton Street,
Blackpool, FY1

230198162

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Property Description

Our latest listing is in Freckleton Street, Blackpool, FY1

Get instant cash flow of **£625** per calendar month with a **12.5%** Gross Yield for investors.

This property has a potential to rent for **£685** which would provide the investor a Gross Yield of **13.7%** 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...



Freckleton Street,
Blackpool, FY1

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

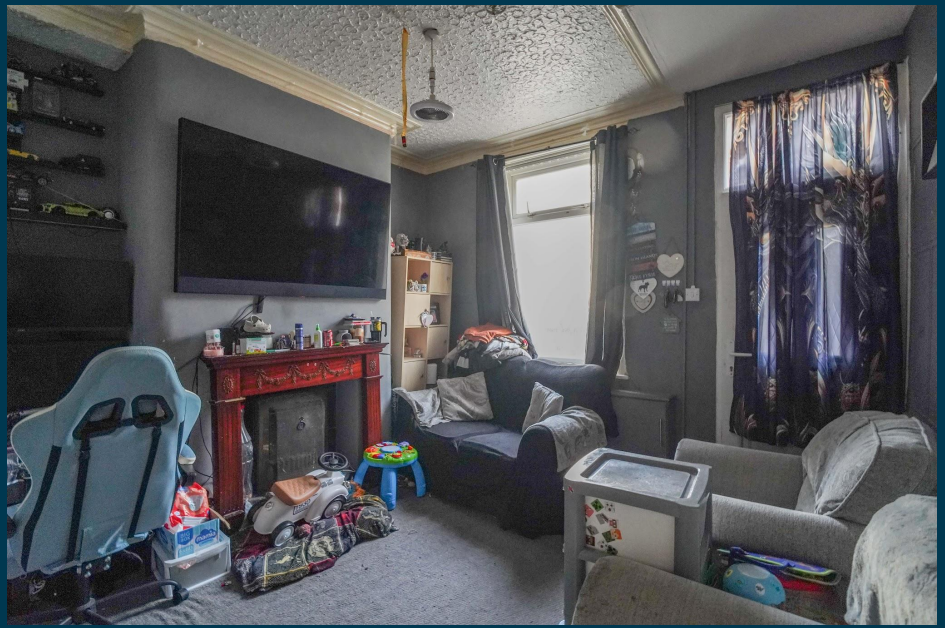
Lease Length: FREEHOLD

Current Rent: £625

Market Rent: £685

Lounge





Kitchen







Bedrooms



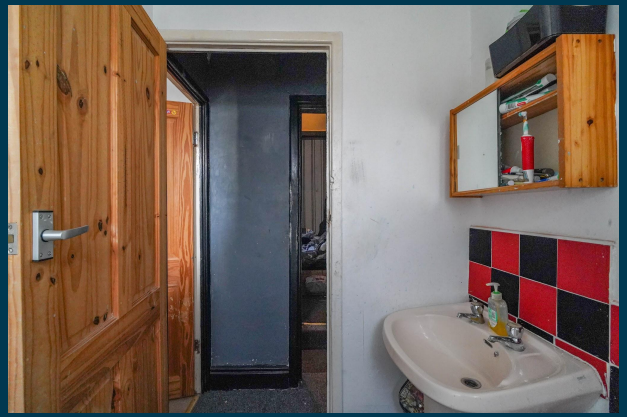




Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge	**£3,000**
Legal Fees	**£1,000**
Total Investment	**£64,000**

Outlay figures based on assumed cash purchase of 60,000.

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is £685

Returns Based on Rental Income	£625	£685
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£62.50	£68.50
Total Monthly Costs	£77.50	£83.50
Monthly Net Income	£547.50	£601.50
Annual Net Income	£6,570.00	£7,218.00
Net Return	10.27%	11.28%

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 Adjusted To	**£5,848**
Net Return	**9.14%**

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 £80,000.



£80,000

2 bedroom terraced house for sale

+ Add to report

Orme Street, Blackpool

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Jun 2022 to 14 Oct 2022 (124 days) by Tiger Sales & Lettings, Blackpool



£80,000

2 bedroom terraced house for sale

+ Add to report

Ribble Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Jun 2025 to 3 Feb 2026 (230 days) by Entwistle Green, Blackpool

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom terraced house

+ Add to report

Westmorland Avenue, Blackpool

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Mar 2024 to 3 May 2024 (49 days) by Tiger Sales & Lettings, Blackpool



£700 pcm

2 bedroom terraced house

+ Add to report

Sutton Place, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

Marketed from 31 Jul 2019 to 11 Sep 2026 (2598 days) by LiNDEL PROPERTY MANAGEMENT, Bispham

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: **4 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.



www.letproperty.co.uk

Freckleton Street, Blackpool, FY1

PROPERTY ID: 230198162

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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