

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Osborne Road, Blackpool,  
FY4

227609043

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Osborne Road, Blackpool, FY4

Get instant cash flow of **£1,000** per calendar month with a **10.4%** 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...**



Osborne Road, Blackpool,  
FY4

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## Property Key Features

**Commercial Unit-Hotel**

**Ensuite**

**Spacious Room**

**Easy access to local amenities**

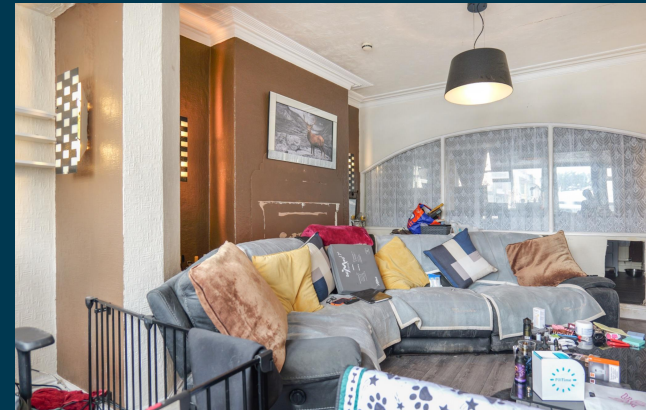
**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathrooms



# Exterior





Outlay figures based on assumed cash purchase of £115,000.

## ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge **£5,750**

Legal Fees **£1,000**

Total Investment **£121,750**

# 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 £1,000 per calendar month

<b>Returns Based on Rental Income</b>	<b>£1,000</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£100.00</b>
<b>Total Monthly Costs</b>	<b>£115.00</b>
<b>Monthly Net Income</b>	<b>£885.00</b>
<b>Annual Net Income</b>	<b>£10,620.00</b>
<b>Net Return</b>	<b>8.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£8,620**

Net Return **7.08%**

# 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 £135,000.



## 5 bedroom terraced house for sale

+ Add to report

Hill Street, Blackpool, Lancashire

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Mar 2026 by Sellmyhome.co.uk, Leicester

£135,000



## 5 bedroom house for sale

+ Add to report

Bright Street, Blackpool

CURRENTLY ADVERTISED

Marketed from 9 Feb 2026 by Farrell Heyworth, Fylde Coast

£129,995

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



## 5 bedroom terraced house

+ Add to report

Horncliffe Road, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 24 Nov 2023 to 10 Dec 2023 (16 days) by OpenRent, London

£1,300 pcm



## 5 bedroom house

+ Add to report

St James Road, Blackpool, FY4 2HZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 19 Nov 2024 (49 days) by Christie King Estate Agents, Blackpool

£1,100 pcm

# 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: **3 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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PROPERTY ID: 227609043

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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