LET PROPERTY PACK

INVESTMENT INFORMATION

Willow Street, Fleetwood,
FY7

229345832

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Property Description

Our latest listing is in Willow Street, Fleetwood, FY7

Get instant cash flow of **£563.00** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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

Willow Street, Fleetwood, FY7

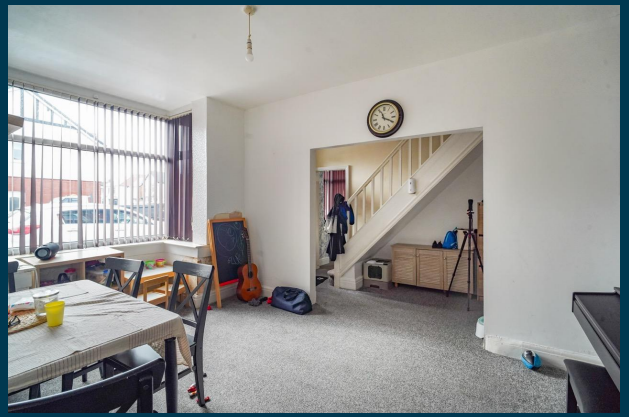
229345832

Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Well maintained
- Ideally situated for local amenities

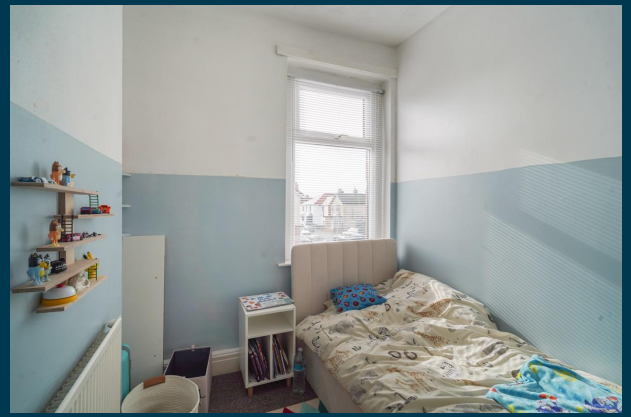
- Factor Fees: £0.00 PM
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £563.00 PM
- Market Rent: £700.00 PM

Lounge



Kitchen

Bedrooms



Bathroom

Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 103,500

SDLT Charge	**£5,175**
Legal Fees	**£1,000**
Total Investment	**£109,675**

Outlay figures based on assumed cash purchase of 103,500.

Projected Investment Return

The monthly rent of this property is currently set at £563.00 per calendar month but the potential market rent is £ 700.00

Returns Based on Rental Income	£563.00	£700.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£56.30	£70.00
Total Monthly Costs	£71.30	£85.00
Monthly Net Income	£491.70	£615.00
Annual Net Income	£5,900.40	£7,380.00
Net Return	5.38%	6.73%

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	**£5,980**
Net Return	**5.45%**

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 £105,000.

£105,000

3 bedroom flat for sale

+ Add to repor

Elm Street, Fleetwood, Lancashire

CURRENTLY ADVERTISED

Marketed from 23 Sep 2026 by Let Property Sales & Management, Glasgow

£100,000

3 bedroom terraced house for sale

+ Add to report

Warren Avenue North, Fleetwood, Lancashire, FY7

CURRENTLY ADVERTISED

Marketed from 2 May 2025 by Kenricks Commercial Estate Agents, 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

3 bedroom semi-detached house

+ Add to rep

Oregon Avenue, Blackpool

NO LONGER ADVERTISED | LET AGREED

Marketed from 10 Nov 2025 to 4 Feb 2026 (86 days) by Unique Estate Agency Ltd, Fleetwood

£750 pcm

3 bedroom terraced house

+ Add to repor

Elm Street, Fleetwood, FY7

NO LONGER ADVERTISED | LET AGREED

Marketed from 10 Mar 2025 to 1 Apr 2025 (21 days) by Harris & Co, 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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **5 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

Willow Street, Fleetwood, FY7

PROPERTY ID: 229345832

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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