

LET PROPERTY PACK

INVESTMENT INFORMATION

Kincraig Place, Bispham,
Blackpool, FY2 0NA

216953658

 www.letproperty.co.uk





Property Description

Our latest listing is in KinCraig Place, Bispham, Blackpool, FY2 0NA

Get instant cash flow of **£575** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£740** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Kinraig Place, Bispham,
Blackpool, FY2 0NA

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Property Key Features

3 Bedrooms

1 Bathroom

**situated near Bispham Gala
Field and Kinraig nature
reserve, making it pleasant
place to live**

Private garden

On-street parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £575

Market Rent: £740

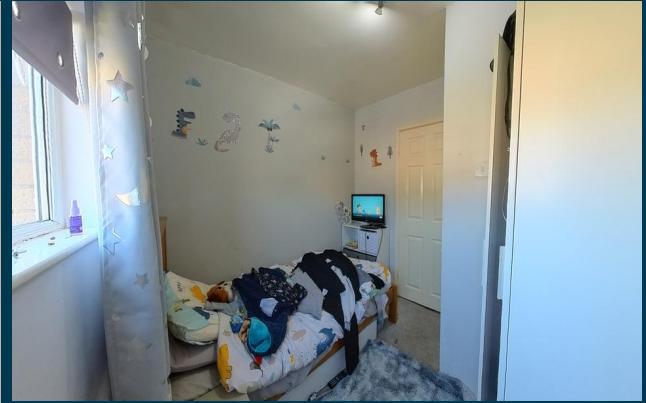
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £31,750.00 |
| SDLT Charge | £6,390 |
| Legal Fees | £1,000.00 |
| Total Investment | £39,140.00 |

Projected Investment Return

The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 740



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



| Returns Based on Rental Income | £575 | £740 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £95,250.00 @ 5% | £396.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | Freehold | |
| Letting Fees | £57.50 | £74.00 |
| Total Monthly Costs | £469.38 | £485.88 |
| Monthly Net Income | £105.63 | £254.13 |
| Annual Net Income | £1,267.50 | £3,049.50 |
| Net Return | 3.24% | 7.79% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,569.50**
Adjusted To

Net Return **4.01%**

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

Annual Net Income **£1,144.50**
Adjusted To

Net Return **2.92%**

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 £130,000.



£130,000

3 bedroom terraced house for sale

+ Add to report

Quebec Avenue, Bispham, FY2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Jun 2024 to 2 Dec 2024 (180 days) by The Square Room, Fylde Coast

****NO CHAIN**MID TERRACED FAMILY HOME - THREE BEDROOMS - SPACIOUS LOUNGE/DINING ROOM - KITCHEN - FA...**



£129,950

3 bedroom terraced house for sale

+ Add to report

FLEETWOOD ROAD NORTH - THORNTON CLEVELEYS - FY5 4AE

CURRENTLY ADVERTISED

Marketed from 2 Oct 2024 by Susan Eve Estate Agency, Fylde Coast

We have received an offer of 120,000.00 GBP. Any increased offers are to be received within 5 day...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house + Add to report


Edmonton Place, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED **LET AGREED**

Marketed from 20 Sep 2021 to 5 Jun 2024 (988 days) by LINDEL PROPERTY MANAGEMENT, Bispham

Modern Neutral Decor Throughout | Spacious Lounge | Modern Fitted Kitchen / Open Plan Dining Ar...

£775 pcm



3 bedroom terraced house + Add to report

Runcorn Avenue, Blackpool, FY2

NO LONGER ADVERTISED **LET AGREED**

Marketed from 22 Mar 2024 to 18 Apr 2024 (26 days) by The Market Place, Poulton-Le-Fylde






Well presented three bedroomed home | Close to Bispham centre | Gas Central Heating | Double Glaz...

£750 pcm

Current Tenant Profile



As this property is currently tenanted, 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: **7 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.



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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.



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