

LET PROPERTY PACK

INVESTMENT INFORMATION

Radcliffe Road, Fleetwood,
FY7

228322073

 www.letproperty.co.uk





Property Description

Our latest listing is in Radcliffe Road, Fleetwood, FY7

Get instant cash flow of **£585** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£802** which would provide the investor a Gross Yield of **11.0%** 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...



Radcliffe Road,
Fleetwood, FY7

228322073



Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Mini Gym

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £585

Market Rent: £802

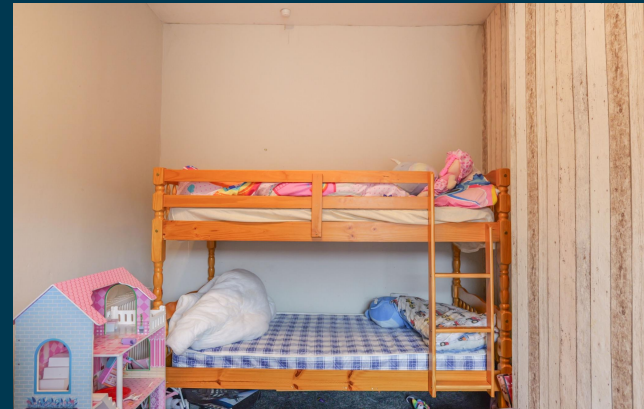
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £87,500.

ASSUMED PURCHASE PRICE

£ 87,500

SDLT Charge

£4,375

Legal Fees

£1,000

Total Investment

£92,875

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 £585 per calendar month but the potential market rent is

£ 802

Returns Based on Rental Income	£585	£802
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£58.50	£80.20
Total Monthly Costs	£73.50	£95.20
Monthly Net Income	£511.50	£706.80
Annual Net Income	£6,138.00	£8,481.60
Net Return	6.61%	9.13%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	£6,878
Net Return	7.41%

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.



2 bedroom terraced house for sale

[+ Add to report](#)

Addison Road, Fleetwood, FY7

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 20 Oct 2025 (209 days) by Unique Estate Agency Ltd, Fleetwood

£105,000



2 bedroom terraced house for sale

[+ Add to report](#)

Styan Street, Fleetwood, FY7

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2024 to 3 Jan 2025 (174 days) by Unique Estate Agency Ltd, Fleetwood

£95,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £890 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

[+ Add to report](#)

Abbotts Walk, Fleetwood, FY7

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2025 to 7 Jun 2025 (17 days) by Harris & Co, Fleetwood

£890 pcm



2 bedroom terraced house

[+ Add to report](#)

Gordon Road, Fleetwood, FY7

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 16 Nov 2024 (15 days) by OpenRent, London

£850 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: **Moved in within the last 2 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

Radcliffe Road, Fleetwood, FY7

PROPERTY ID: 228322073

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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