

LET PROPERTY PACK

INVESTMENT INFORMATION

Leaford Avenue, Blackpool,
FY3

224146487

 www.letproperty.co.uk





Property Description

Our latest listing is in Leaford Avenue, Blackpool, FY3

Get instant cash flow of **£650** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£987** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Leaford Avenue,
Blackpool, FY3

224146487



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £987

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 105,000.00

SDLT Charge £5,250

Legal Fees £1,000

Total Investment £111,250

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 987



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£650	£987
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£98.70
Total Monthly Costs	£80.00	£113.70
Monthly Net Income	£570.00	£873.30
Annual Net Income	£6,840.00	£10,479.60
Net Return	6.15%	9.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,506**
Adjusted To

Net Return **7.65%**

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 £110,000.



£110,000

3 bedroom terraced house for sale

Armadale Road, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Feb 2021 to 12 Nov 2021 (273 days) by Entwistle Green, Blackpool



£107,500

3 bedroom house for sale

Ramsey Avenue, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2023 to 28 Feb 2024 (266 days) by Farrell Heyworth, covering Blackpool

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom terraced house

+ Add to report

Annesley Avenue, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2025 to 29 Apr 2026 (461 days) by LINDEL PROPERTY MANAGEMENT, Bispham



£900 pcm

3 bedroom end of terrace house

+ Add to

Annesley Avenue, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jun 2026 to 16 Jul 2026 (30 days) by Unique Estate Agency Ltd, 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**



Current term of tenancy: **10 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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Leaford Avenue, Blackpool, FY3

PROPERTY ID: 224146487

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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