

LET PROPERTY PACK

INVESTMENT INFORMATION

Rossett Avenue, Blackpool,
FY4

227057001

 www.letproperty.co.uk





Property Description

Our latest listing is in Rossett Avenue, Blackpool, FY4

Get instant cash flow of **£602** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **9.4%** 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...



Rossett Avenue,
Blackpool, FY4

227057001



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £602

Market Rent: £748

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £95,000.

ASSUMED PURCHASE PRICE

£ 95,000

SDLT Charge	£4,750
Legal Fees	£1,000
Total Investment	£100,750

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 £602 per calendar month but the potential market rent is

£ 748

Returns Based on Rental Income	£602	£748
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.20	£74.80
Total Monthly Costs	£75.20	£89.80
Monthly Net Income	£526.80	£658.20
Annual Net Income	£6,321.60	£7,898.40
Net Return	6.27%	7.84%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	£6,402
Net Return	6.35%

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 semi-detached house for sale

+ Add to report

Dalegarth Close, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Sep 2024 to 18 Dec 2024 (90 days) by Unique Estate Agency Ltd, Lytham St Annes

£105,000



2 bedroom semi-detached house for sale

+ Add to report

Bowfell Close, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

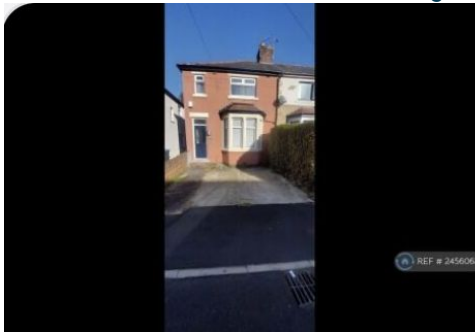
Marketed from 3 May 2025 to 27 Nov 2025 (208 days) by Unique Estate Agency Ltd, Lytham St Annes

£100,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £770 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

+ Add to report

Kumara Crescent, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 19 Apr 2025 to 28 Apr 2025 (9 days) by OpenRent, London

£770 pcm



2 bedroom terraced house

+ Add to report

Oakleaf Way, Blackpool

NO LONGER ADVERTISED

Marketed from 24 Feb 2025 to 25 Feb 2025 (1 days) by County Estate Agents Ltd, Lytham Saint Annes

£750 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.



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Rossett Avenue, Blackpool, FY4

PROPERTY ID: 227057001

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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