

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woburn Road, Blackpool,  
FY1

222151407

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Woburn Road, Blackpool, FY1

Get instant cash flow of **£950** per calendar month with a **9.4%** Gross Yield for investors.

**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..**



Woburn Road, Blackpool,  
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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Living Spaces**

**Well-Equipped Kitchen with  
Dining Spaces**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£950</b>
Mortgage Payments on £90,750.00 @ 5%	<b>£378.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£95.00</b>
<b>Total Monthly Costs</b>	<b>£488.13</b>
<b>Monthly Net Income</b>	<b>£461.88</b>
<b>Annual Net Income</b>	<b>£5,542.50</b>
<b>Net Return</b>	<b>14.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,642.50**  
Adjusted To

Net Return                      **9.77%**

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

Annual Net Income      **£3,727.50**  
Adjusted To

Net Return                      **9.99%**

# 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

St. Pauls Road, North Shore

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2020 to 10 Feb 2021 (218 days) by Stephen Tew, Blackpool



£110,000

## 3 bedroom end of terrace house for sale

Westminster Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Oct 2024 to 25 Mar 2025 (164 days) by Duncan Raistrick, Blackpool



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,000 pcm**

## 3 bedroom terraced house

Lewtas Street, Blackpool

**CURRENTLY ADVERTISED**

Marketed from 31 Oct 2025 by Rentr, Birmingham



**£950 pcm**

## 3 bedroom house

Smithy Mews, Blackpool , FY1

**NO LONGER ADVERTISED**






**LET AGREED**

Marketed from 3 Sep 2025 to 29 Oct 2025 (56 days) by Entwistle Green, Blackpool

# 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: **2 year+**
-  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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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.



**LETPROPERTY**