

LET PROPERTY PACK

INVESTMENT INFORMATION

Warley Road, Blackpool,
FY1

226187944

 www.letproperty.co.uk





Property Description

Our latest listing is in Warley Road, Blackpool, FY1

Get instant cash flow of **£440** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£793** which would provide the investor a Gross Yield of **11.2%** 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...



Warley Road, Blackpool,
FY1

226187944



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

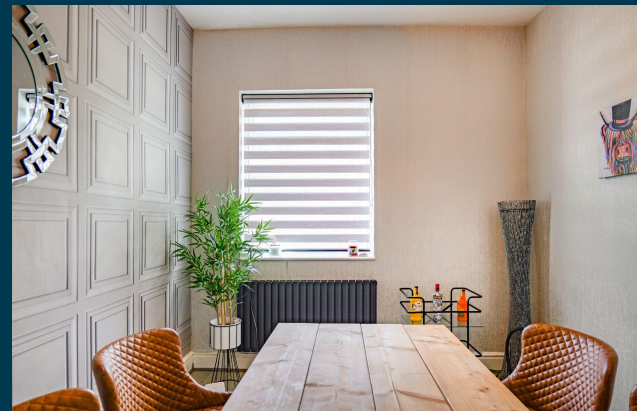
Ground Rent: Freehold

Lease Length: Freehold

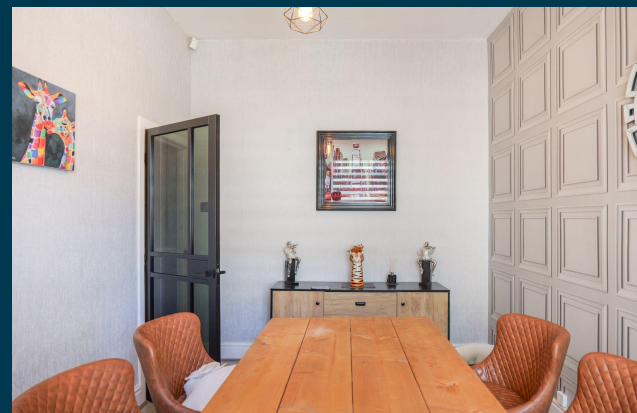
Current Rent: £440

Market Rent: £793

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge	£4,250
Legal Fees	£1,000
Total Investment	£90,250

Projected Investment Return



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 793

Returns Based on Rental Income	£440	£793
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£44.00	£79.30
Total Monthly Costs	£59.00	£94.30
Monthly Net Income	£381.00	£698.70
Annual Net Income	£4,572.00	£8,384.40
Net Return	5.07%	9.29%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,798**
Adjusted To

Net Return **7.53%**



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 £169,950.



£169,950

3 bedroom end of terrace house for sale

Leckhampton Road, Blackpool, Lancashire, FY1

CURRENTLY ADVERTISED

Marketed from 23 Feb 2026 by Duncan Raistrick, Blackpool

+ Add to report



£165,000

3 bedroom end of terrace house for sale

Dorchester Road, Blackpool, FY1

NO LONGER ADVERTISED **SOLD STC**



Marketed from 12 Sep 2025 to 14 Apr 2026 (214 days) by Stephen Tew Estate Agents, Blackpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom terraced house	+ Add to report
<p>£850 pcm</p>	<p>Ormond Avenue, Blackpool</p>	<p>CURRENTLY ADVERTISED</p>
	<p>Marketed from 12 May 2026 by Tiger Sales & Lettings, Blackpool</p>	
	3 bedroom end of terrace house	+ Add to report
<p>£800 pcm</p>	<p>St. Anthony's Place, Blackpool, FY1 3RG</p>	<p>NO LONGER ADVERTISED LET AGREED</p>
	<p>Marketed from 25 Feb 2026 to 5 May 2026 (68 days) by eXp UK, North West</p>	

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.



Warley Road, Blackpool, FY1

PROPERTY ID: 12345678

 www.letproperty.co.uk

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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