LET PROPERTY PACK

INVESTMENT INFORMATION

The Close,
Thornton-Cleveleys, FY5

228911154

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LETPROPERTY



Property Description

Our latest listing is in The Close, Thornton-Cleveleys, FY5

Get instant cash flow of **£750.00** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£900.00** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



The Close,
Thornton-Cleveleys, FY5

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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750.00 PM

Market Rent: £900.00 PM

Lounge

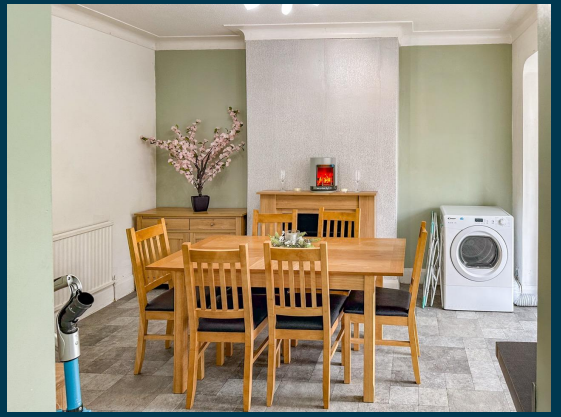






Kitchen

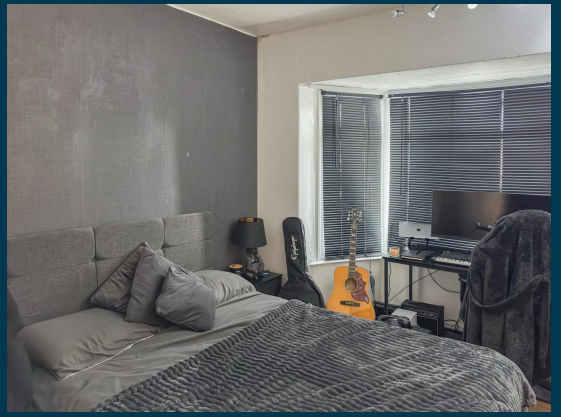






Bedrooms







Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 160,000

SDLT Charge	**£8,700**
Legal Fees	**£1,000**
Total Investment	**£169,700**

Outlay figures based on assumed cash purchase of 160,000.

Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is £900.00

Returns Based on Rental Income	£750.00	£900.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£90.00
Total Monthly Costs	£90.00	£105.00
Monthly Net Income	£660.00	£795.00
Annual Net Income	£7,920.00	£9,540.00
Net Return	4.67%	5.62%

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 Adjusted To	**£7,740**
Net Return	**4.56%**

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 £175,000.



3 bedroom semi-detached house for sale

+ Add to report

The Close, Thornton-Cleveleys, FY5

CURRENTLY ADVERTISED

Marketed from 1 Jul 2026 by Unique Estate Agency Ltd, Thornton Cleveleys

£175,000



3 bedroom semi-detached house for sale

+ Add to repo

Crescent Avenue, Cleveleys, FY5

CURRENTLY ADVERTISED SOLD STC

Marketed from 22 May 2026 by The Square Room, Fylde Coast

£170,000

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**.



3 bedroom semi-detached house

+ Add to repo

Magdalen Road, Thornton-Cleveleys, Lancashire, FY5

NO LONGER ADVERTISED | LET AGREED

Marketed from 28 Mar 2026 to 19 May 2026 (51 days) by Unique Estate Agency Ltd, Fleetwood

£1,000 pcm



3 bedroom semi-detached house

+ Add to repo

Magdalen Road, Thornton-Cleveleys, Lancashire, FY5

NO LONGER ADVERTISED

Marketed from 21 May 2026 to 10 Jun 2026 (20 days) by Harris & Co, Fleetwood

£975 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: **8 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.



The Close, Thornton-Cleveleys, FY5

PROPERTY ID: 228911154

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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