

LET PROPERTY PACK

INVESTMENT INFORMATION

Talbot and Rossall Road,
Blackpool, FY3

226926929

 www.letproperty.co.uk





Property Description

Our latest listing is in Talbot and Rossall Road, Blackpool, FY3

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.8%** 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...



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Property Key Features

Portfolio of 2 Self-Contained Flats

Factor Fees: £0.00

2 Bathrooms

Ground Rent: FREEHOLD

Spacious Rooms

Lease Length: FREEHOLD

Easy Access to Local Amenities

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,500.00 and borrowing of £112,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,500.00

25% Deposit **£37,375.00**

SDLT Charge **£7,965**

Legal Fees **£1,000.00**

Total Investment £46,340.00

Projected Investment Return



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



Returns Based on Rental Income	£1,100
Mortgage Payments on £112,125.00 @ 5%	£467.19
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£110.00
Total Monthly Costs	£592.19
Monthly Net Income	£507.81
Annual Net Income	£6,093.75
Net Return	13.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,893.75**
Adjusted To

Net Return **8.40%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,851.25**
Adjusted To

Net Return **8.31%**

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 £160,000.



£160,000

2 bedroom end of terrace house for sale

+ Add to report

Devonshire Road, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2023 to 30 May 2025 (614 days) by Entwistle Green, Blackpool



£150,000

2 bedroom semi-detached house for sale

+ Add to report

Mather Street, Blackpool, FY3

NO LONGER ADVERTISED

Marketed from 4 Oct 2022 to 21 Mar 2023 (167 days) by Strike, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom terraced house

Lytham Road, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 13 Feb 2024 to 19 Feb 2024 (5 days) by OpenRent, London

+ Add to report



£1,200 pcm

2 bedroom terraced house

Gynn Avenue, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 22 Feb 2024 to 11 Apr 2024 (48 days) by OpenRent, London

+ Add to report

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



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