

LET PROPERTY PACK

INVESTMENT INFORMATION

Ellesmere Road, Blackpool,
FY4

224450071

 www.letproperty.co.uk





Property Description

Our latest listing is in Ellesmere Road, Blackpool, FY4

Get instant cash flow of **£625** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Ellesmere Road,
Blackpool, FY4

224450071



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £60,000.

ASSUMED PURCHASE PRICE

£ 60,000.00

SDLT Charge **£3,000**

Legal Fees **£1,000**

Total Investment **£64,000**

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£625	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£75.00
Total Monthly Costs	£77.50	£90.00
Monthly Net Income	£547.50	£660.00
Annual Net Income	£6,570.00	£7,920.00
Net Return	10.27%	12.38%

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 **£6,420**
Adjusted To

Net Return **10.03%**



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 £107,500.



£107,500

3 bedroom end of terrace house for sale

+ Add to

Ellesmere Road, Marton, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Sep 2024 to 10 Mar 2025 (173 days) by The Square Room, Fylde Coast



£102,500

3 bedroom terraced house for sale

+ Add to

Ellesmere Road, South Shore, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jun 2021 to 20 Jan 2022 (230 days) by The Square Room, Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

3 bedroom house

Pickmere Avenue, Blackpool, FY4 3HL

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2024 to 3 Dec 2024 (42 days) by Christie King Estate Agents, Blackpool

+ Add to report



£695 pcm

3 bedroom house

Morley Road, Blackpool, FY4 4EP

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2025 to 11 Mar 2025 (55 days) by Christie King Estate Agents, Blackpool

+ 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: **Yes**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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Ellesmere Road, Blackpool, FY4

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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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