

LET PROPERTY PACK

INVESTMENT INFORMATION

Leamington Apartments
Rear Leamington Road
Blackpool FY1

227396790

 www.letproperty.co.uk





Property Description

Our latest listing is in Leamington Apartments
Rear Leamington Road Blackpool FY1

This property has a potential to rent for **£3,000.00** which would provide the investor a Gross Yield of **8.4%** 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...



Leamington Apartments
Rear Leamington Road
Blackpool FY1

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Property Key Features

10 Bedrooms

5 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £3,000.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £430,000 and borrowing of £322,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 430,000.00

25% Deposit	£107,500.00
SDLT Charge	£33,000
Legal Fees	£1,000.00
Total Investment	£141,500.00

Projected Investment Return



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



Returns Based on Rental Income	£3,000.00
Mortgage Payments on £322,500.00 @ 5%	£1,343.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£300.00
Total Monthly Costs	£1,658.75
Monthly Net Income	£1,341.25
Annual Net Income	£16,095.00
Net Return	11.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£10,095.00**
Adjusted To

Net Return **7.13%**

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

Annual Net Income **£9,645.00**
Adjusted To

Net Return **6.82%**

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 £450,000.



£450,000

5 bedroom detached house for sale

+ Add to rep

West Park Drive, Blackpool, FY3

CURRENTLY ADVERTISED

Marketed from 21 Aug 2024 by Stephen Tew Estate Agents, Blackpool



£435,000

5 bedroom detached house for sale

+ Add to repo

Newton Drive, Blackpool, Lancashire, FY3

CURRENTLY ADVERTISED

Marketed from 8 Sep 2025 by Duncan Raistrick, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,033 based on the analysis carried out by our letting team at **Let Property Management**.



£3,033 pcm

2 bedroom terraced house

+ Add to report

Whittaker Avenue, Blackpool, FY3 8RE

NO LONGER ADVERTISED

Marketed from 13 Jan 2026 to 16 Mar 2026 (61 days) by Kays Peake Properties Ltd, Blackpool



£2,500 pcm

4 bedroom detached house

+ Add to report

Warbreck Hill Road, Blackpool

CURRENTLY ADVERTISED

Marketed from 25 Aug 2026 by Letting Solutions, 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**
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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Road Blackpool FY1

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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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