

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Park Road, Blackpool, FY1

228259871





PROPERTY DESCRIPTION

Our latest listing is in Park Road, Blackpool, FY1

Rent currently agreed with tenant of **£520** per calendar month which calculates to a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£537** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Park Road, Blackpool, FY1

228259871

Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £520

Market Rent: £537

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£60,000

10% Deposit (£5,000 Minimum) **£6,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£12,000**

Purchase Balance **£54,000**

SDLT Charge **£3,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£58,000**

Your total all in costs would be ~£58,000 after taxes and fees based on a purchase price of £60,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £80,000.



£80,000

1 bedroom ground floor flat for sale

Longton Road, Blackpool

CURRENTLY ADVERTISED

SOLD STC

Marketed from 13 Mar 2026 by Tiger Sales & Lettings, Blackpool

+ Add to report



£77,950

1 bedroom apartment for sale

Hamilton Court, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Sep 2025 to 1 Sep 2026 (361 days) by The Square Room, Fylde Coast

+ Add to report

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 lettings team.



£750 pcm

1 bedroom flat

Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jun 2026 to 12 Aug 2026 (44 days) by Letting Solutions, Blackpool

+ Add to report



£700 pcm

1 bedroom flat

Belmont Avenue, Blackpool, FY1

CURRENTLY ADVERTISED

Marketed from 19 Aug 2026 by OpenRent, London

+ Add to report



Park Road, Blackpool, FY1

PROPERTY ID: 228259871

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.