LET PROPERTY PACK

INVESTMENT INFORMATION

Oxford Road, Lytham St.
Annes, FY8

228986664

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LETPROPERTY



Property Description

Our latest listing is in Oxford Road, Lytham St. Annes, FY8

Get instant cash flow of **£725** per calendar month with a **11.0%** Gross Yield for investors.

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...



Oxford Road, Lytham St. Annes, FY8

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £290.00 pm

Ground Rent: £7.50 pm

Lease Length: 960 Years

Current Rent: £725

Lounge







Kitchen







Bedrooms



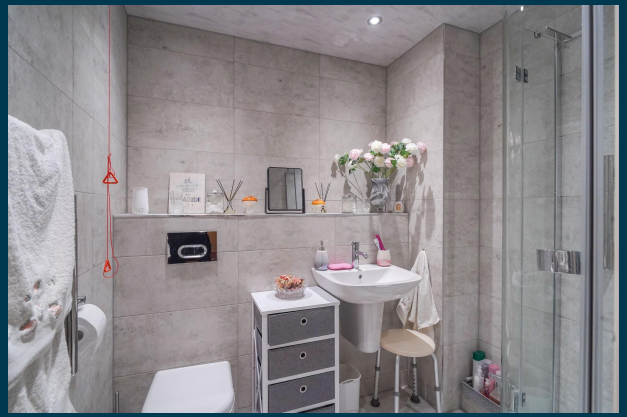




Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £78,750.00 and borrowing of £59,062.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,750.00

25% Deposit	**£19,687.50**
SDLT Charge	**£3,938**
Legal Fees	**£1,000.00**
Total Investment	**£24,625.00**

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month.

Returns Based on Rental Income	**£725**
Mortgage Payments on £59,062.50 @ 5%	**£246.09**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£290.00**
Ground Rent	**£7.50**
Letting Fees	**£72.50**
Total Monthly Costs	**£631.09**
Monthly Net Income	**£93.91**
Annual Net Income	**£1,126.88**
Net Return	**4.58%**

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	**-£323.13**
Net Return	**-1.31%**

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

Annual Net Income Adjusted To	**£35.63**
Net Return	**0.14%**

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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

65 Woodlands Road, Lytham St Annes, FY8

NO LONGER ADVERTISED

Marketed from 16 Jun 2022 to 26 Oct 2022 (132 days) by Express Estate Agency, Nationwide



£89,950

1 bedroom flat for sale

+ Add to report

Flat 8, Homelinks House, 39 Clifton Drive, Lytham St. Annes, Lancashire

CURRENTLY ADVERTISED

Marketed from 26 Feb 2026 by Frank Wyles and Co, LYTHAM

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

1 bedroom flat

+ Add to report

Woodlands Road, Lytham St. Annes, Lancashire

NO LONGER ADVERTISED LET AGREED

Marketed from 2 Jul 2025 to 8 Oct 2025 (97 days) by Frank Wyles and Co, Lytham Saint Annes



£725 pcm

1 bedroom flat

+ Add to report

27 Oxford Court

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Nov 2025 to 27 Nov 2025 (15 days) by JGL Operations Limited, Lytham

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: **Moved in within the last 2 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.



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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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