

LET PROPERTY PACK

INVESTMENT INFORMATION

Aintree Road, Blackpool,
FY4 3BD

225373249

 www.letproperty.co.uk





Property Description

Our latest listing is in Aintree Road, Blackpool, FY4 3BD

Get instant cash flow of **£580** per calendar month with a **9.9%** Gross Yield for investors.

This property has a potential to rent for **£694** which would provide the investor a Gross Yield of **11.9%** 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...



Aintree Road, Blackpool,
FY4 3BD

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Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £580

Market Rent: £694

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge	£3,500
Legal Fees	£1,000
Total Investment	£74,500

Projected Investment Return



The monthly rent of this property is currently set at £580.00 per calendar month but the potential market rent is

£ 694

Returns Based on Rental Income	£580.00	£694.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£58.00	£69.40
Total Monthly Costs	£73.00	£84.40
Monthly Net Income	£507.00	£609.60
Annual Net Income	£6,084.00	£7,315.20
Net Return	8.17%	9.82%

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 **£5,927**
Adjusted To

Net Return **7.96%**



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 £75,000.



£75,000

2 bedroom terraced house for sale

+ Add to report

Aintree Road, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Dec 2025 to 10 Apr 2026 (112 days) by Duncan Raistrick, Blackpool



£75,000

2 bedroom terraced house for sale

+ Add to report

Aintree Road, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2025 to 29 Aug 2025 (192 days) by Stephen Tew Estate Agents, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom terraced house

+ Add to report

Aintree Road, Blackpool, FY4 3BD

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Mar 2026 to 16 Mar 2026 (14 days) by Hunters, Blackpool



£650 pcm

2 bedroom house

+ Add to report

Aintree Road, Blackpool

NO LONGER ADVERTISED






LET AGREED

Marketed from 20 Mar 2024 to 1 Apr 2024 (12 days) by Entwistle Green, 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **4 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.



www.letproperty.co.uk

Aintree Road, Blackpool, FY4 3BD

PROPERTY ID: 12345678

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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