

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fisher Street, Blackpool,  
FY1

225744806

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Fisher Street, Blackpool, FY1

Get instant cash flow of **£550** per calendar month with a **10.2%** Gross Yield for investors.

This property has a potential to rent for **£788** which would provide the investor a Gross Yield of **14.5%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Fisher Street, Blackpool,  
FY1

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

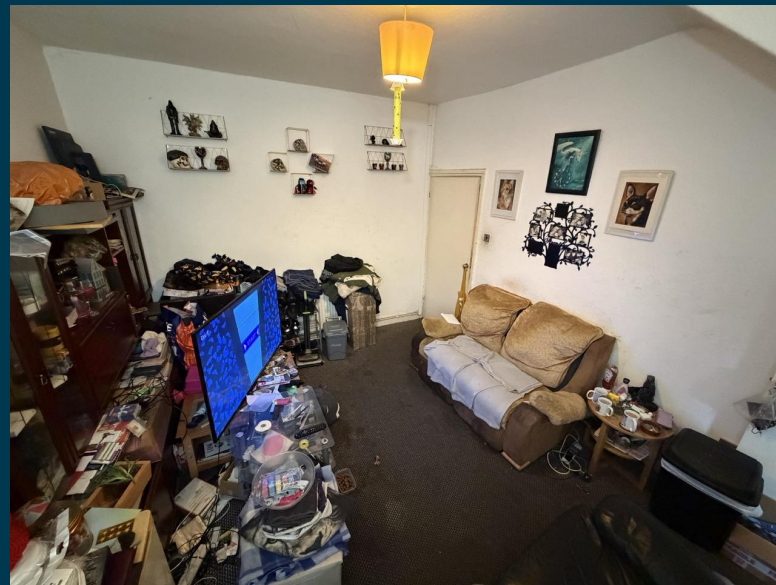
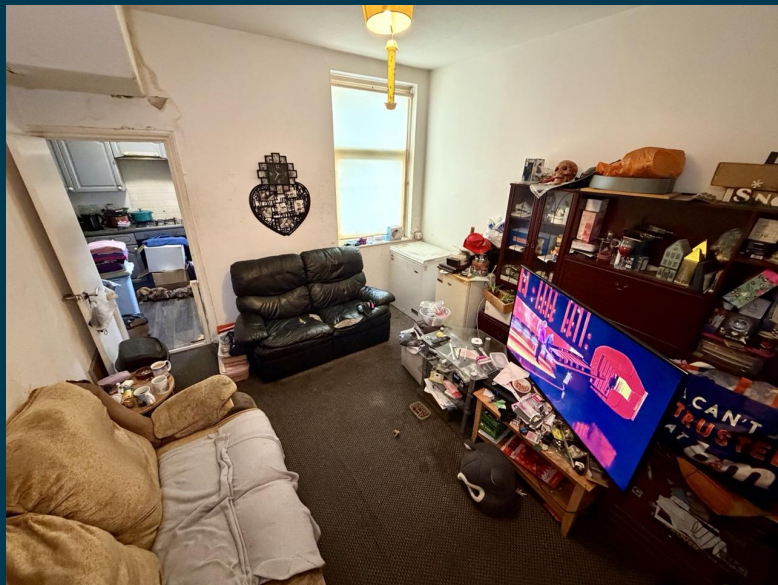
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550 PM**

**Market Rent: £788 PM**

# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 788

Returns Based on Rental Income	£550	£788
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£78.80
<b>Total Monthly Costs</b>	<b>£273.13</b>	<b>£296.93</b>
<b>Monthly Net Income</b>	<b>£276.88</b>	<b>£491.08</b>
<b>Annual Net Income</b>	<b>£3,322.50</b>	<b>£5,892.90</b>
<b>Net Return</b>	<b>16.21%</b>	<b>28.75%</b>

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      **£4,316.90**  
Adjusted To

Net Return                      **21.06%**

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

Annual Net Income      **£4,917.90**  
Adjusted To

Net Return                      **23.99%**

# 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

## 2 bedroom terraced house for sale

Fisher Street, Blackpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2021 to 20 Jun 2022 (324 days) by Yopa, North West

— Remove



£70,000

## 2 bedroom end of terrace house for sale

Buchanan Street, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2021 to 19 Sep 2022 (333 days) by Entwistle Green, Blackpool

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom terraced house

+ Add to report

Fenton Road, Blackpool

NO LONGER ADVERTISED

Marketed from 1 Jul 2025 to 24 Jul 2025 (23 days) by Tiger Sales & Lettings, Blackpool



£825 pcm

2 bedroom terraced house

+ Add to report

Fenton Road, Blackpool

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Jun 2025 to 21 Jul 2025 (27 days) by Martin & Co, 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: **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.



**LETPROPERTY**