

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashton Road, Blackpool,  
FY1

220998487

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





## Property Description

Our latest listing is in Ashton Road, Blackpool, FY1

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£660** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Ashton Road, Blackpool,  
FY1

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Kitchen**

**Good Condition**

**Factor Fees: [Field - Factors]**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £660**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 660

Returns Based on Rental Income	£600	£660
Mortgage Payments on £62,250.00 @ 5%	£259.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£66.00
<b>Total Monthly Costs</b>	<b>£334.38</b>	<b>£340.38</b>
<b>Monthly Net Income</b>	<b>£265.63</b>	<b>£319.63</b>
<b>Annual Net Income</b>	<b>£3,187.50</b>	<b>£3,835.50</b>
<b>Net Return</b>	<b>12.31%</b>	<b>14.81%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,515.50**  
Adjusted To

Net Return                      **9.71%**

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

Annual Net Income      **£2,590.50**  
Adjusted To

Net Return                      **10.00%**

# 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 £78,500.



£78,500

## 2 bedroom terraced house for sale

Ashton Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Sep 2023 to 19 Dec 2023 (97 days) by Duncan Raistrick, Blackpool

+ Add to report



£75,000

## 2 bedroom terraced house for sale

Ashton Road, Blackpool

**CURRENTLY ADVERTISED**

Marketed from 15 Jan 2025 by Tiger Sales & Lettings, Blackpool

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

+ Add to report

117 Ashton Road, Blackpool, FY1 4AF

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 1 Sep 2025 (9 days) by Kays Peake Properties Ltd, Blackpool



£625 pcm

## 2 bedroom terraced house

+ Add to report

Ashton Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

Marketed from 1 Dec 2023 to 2 Jan 2024 (32 days) by The Online Letting Agents Ltd, Bury St Edmunds

# 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.



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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**