

LET PROPERTY PACK

INVESTMENT INFORMATION

Fairholmes Court,
Fairholmes Way,
Thornton-Cleveleys, FY5
2SB

193661041

 www.letproperty.co.uk





Property Description

Our latest listing is in Fairholmes Court, Fairholmes Way, Thornton-Cleveleys, FY5 2SB

Get instant cash flow of **£425.00** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

With close proximity to countless valuable amenities and a potential rental income that ensures a good return on investment, this property would prove to be a great addition to an investor's portfolio!

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



Fairholmes Court,
Fairholmes Way
Thornton-Cleveleys, FY5
2SB

193661041



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Three Piece Bathroom

Factor Fees: £0.00

Current Rent: £425.00

Market Rent: £600

Ground Rent: TBC

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of [Field - Purchase Price/HR Value] and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 80,000.00

25% Deposit	£20,000.00
Stamp Duty ADS @ 6%	£4,800.00
Legal Fees	£1,000.00
Total Investment	£25,800.00

Projected Investment Return



The monthly rent of this property is currently set at £425.00 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£425.00	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Letting Fees	£42.50	£60.00
Total Monthly Costs	£307.50	£325.00
Monthly Net Income	£117.50	£275.00
Annual Net Income	£1,410.00	£3,300.00
Net Return	5.47%	12.79%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 **£2,100.00**
Adjusted To

Net Return **8.14%**

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

Annual Net Income **£2,100.00**
Adjusted To

Net Return **8.14%**

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 £90,500.00.

 Floorplan



£79,950

1 bedroom apartment for sale

Lowes Court Lowesway, Thornton, FY5

NO LONGER ADVERTISED

Key features

A One Bedroom First Floor Apartment | Bay Fronted Lounge, Modern Fitted Kitchen | Double Bedroom With Fitted Wardrobes | Three Piece ...

Marketed from 9 Dec 2020 to 15 Apr 2021 (127 days) by Roman James Estates, Blackpool

Sold price history

6 Jul 2006	£90,500
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+ Add to report

 Floorplan



£85,000

1 bedroom apartment for sale

Kingston Mews, Crabtree Road, Thornton, FY5

NO LONGER ADVERTISED **SOLD STC**

Key features

** NO ONWARD CHAIN ** - PERFECT FIRST TIME BUYERS HOME - ONE BEDROOM GROUND FLOOR APARTMENT - MODERN KITCHEN - ...

Marketed from 12 Mar 2021 to 10 Aug 2021 (150 days) by The Square Room, Fylde Coast

Sold price history

9 Aug 2021	£82,000
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+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625.00 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

Victoria Road East, Thornton-Cleveleys

+ Add to report

NO LONGER ADVERTISED

LET AGREED

Virtual Viewing Available . Call Your Local Branch | Ground Floor Retirement Flat AVAILABLE NOW!!...

Marketed from 27 Apr 2023 to 2 Jun 2023 (35 days) by Farrell Heyworth, Thornton Cleveleys



£550 pcm

1 bedroom flat

Trunnah Road, Thornton-Cleveleys, FY5

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1715721

Marketed from 25 May 2023 to 31 May 2023 (6 days) by OpenRent, London

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **2 years +**

 Standard Short Assured Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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

Fairholmes Court, Fairholmes Way
Thornton-Cleveleys, FY5 2SB

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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