

LET PROPERTY PACK

INVESTMENT INFORMATION

Lindsay Court, New Road,
Lytham St. Annes, FY8 2SR

209909932

 www.letproperty.co.uk





Property Description

Our latest listing is in Lindsay Court, New Road, Lytham St. Annes, FY8 2SR

Get instant cash flow of **£440** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£570** which would provide the investor a Gross Yield of **10.9%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Lytham St. Annes, it will make for a reliable long term investment for an investor.

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



Lindsay Court, New Road,
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2SR

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Property Key Features

2 Bedroom

1 Bathroom

Friendly Neighborhood

Spacious Rooms

Factor Fees: £1000 Per Year

Ground Rent: £5 Per Year

Lease Length: 950 Years

Current Rent: £440

Market Rent: £570

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 63,000.00

25% Deposit	£15,750.00
SDLT Charge	£1,890
Legal Fees	£1,000.00
Total Investment	£18,640.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 570



Returns Based on Rental Income	£440	£570
Mortgage Payments on £47,250.00 @ 5%	£196.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1000 Per Year	
Ground Rent	£5 Per Year	
Letting Fees	£44.00	£57.00
Total Monthly Costs	£255.88	£268.88
Monthly Net Income	£184.13	£301.13
Annual Net Income	£2,209.50	£3,613.50
Net Return	11.85%	19.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,473.50**
Adjusted To

Net Return **13.27%**

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

Annual Net Income **£2,668.50**
Adjusted To

Net Return **14.32%**

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 flat for sale

+ Add to report

Alexandra Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 Aug 2022 to 14 Jan 2023 (164 days) by Duncan Raistrick, Blackpool

FABULOUS VIEWS OVER THE PROMENADE & IRISH SEA | TWO DOUBLE BED 2ND FLOOR FLAT | PARKING



£75,000

2 bedroom flat for sale


+ Add to report

Hampton Road, Blackpool

NO LONGER ADVERTISED **SOLD STC**

Marketed from 27 Apr 2022 to 24 Nov 2022 (210 days) by Tiger Sales & Lettings, Blackpool

A Spacious Two Bedroom First Floor Apartment | Double Glazed & Gas Central Heated | Spacious Ma...

 Sold price history:

[View](#)

 Floor plan:

[View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom ground floor flat

+ Add to report

Redwood Close, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Jul 2024 to 28 Aug 2024 (49 days) by The Market Place, Poulton-Le-Fylde

Purpose built ground floor apartment | Small quiet development | Overlooks Blackpool Airport | Tw...



£600 pcm

2 bedroom apartment

+ Add to report

St. Davids Road South, Lytham St Annes, FY8 1TB

NO LONGER ADVERTISED LET AGREED






Marketed from 17 May 2024 to 3 Jun 2024 (16 days) by Entwistle Green, Lytham St. Annes

Two Bedroom First Floor Flat | Excellent Location | New Carpets | Modern Kitchen and Bathroom | G...

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: **5 years+**
-  Standard 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.



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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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