

LET PROPERTY PACK

INVESTMENT INFORMATION

Central Drive, Blackpool, FY1

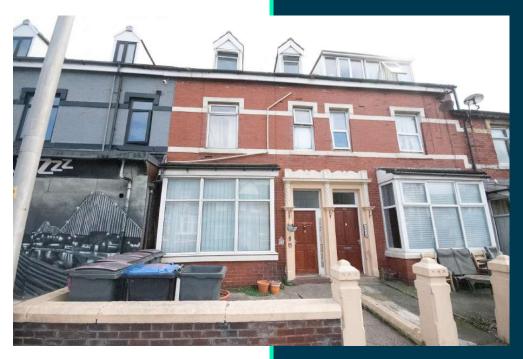
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Property Description

Our latest listing is in Central Drive, Blackpool, FY1.

Get instant cash flow of £7,514 per calendar month with a 10.5% Gross Yield for investors.

This property has a potential to rent for £8,200 which would provide the investor a Gross Yield of 11.4% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, these properties are perfect as they are in great locations with easy access to amenities and are able to command a brilliant rental return.

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







Central Drive, Blackpool, FY1



Property Key Features

A total of 19 Bedrooms

A total of 17 Bathrooms

Spacious Areas

Lounges and Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £7,514

Market Rent: £8,200

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £862,000.00 and borrowing of £646,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£215,500.00**

SDLT Charge £73,700

Legal Fees £1,000.00

Total Investment £290,200.00

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 £7,514 per calendar month but the potential market rent is



Returns Based on Rental Income	£7,514	£8,200
Mortgage Payments on £646,500.00 @ 5%	£2,693.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£751.40	£820.00
Total Monthly Costs	£3,460.15	£3,528.75
Monthly Net Income	£4,053.85	£4,671.25
Annual Net Income	£48,646.20	£56,055.00
Net Return	16.76%	19.32%

Return Stress Test Analysis Report





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

Annual Net Income

Adjusted To

£39,655.00

Net Return

13.66%

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

Annual Net Income

£43,125.00

Adjusted To

Net Return

14.86%

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 £1,139,606.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,000 based on the analysis carried out by our letting team at **Let Property Management**.



£10,000 pcm

29 bedroom terraced house

Boaler Street, Liverpool, Merseyside, L6

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Aug 2024 to 14 Oct 2024 (58 days) by Lewis And Foy Lettings, Liverpool



£8,320 pcm

12 bedroom detached house

+ Add to report

+ Add to report

Borough Hotel, Great Crosshall Street, Liverpool

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 8 Nov 2024 (1 days) by MyTenantRent.co.uk, Liverpool

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 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.





Interested in this property investment?

Call us on **0141 478 0985**



Central Drive, Blackpool, FY1



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.