

LET PROPERTY PACK

INVESTMENT INFORMATION

Longford Avenue,
Bispham, Blackpool FY2

210437090

 www.letproperty.co.uk





Property Description

Our latest listing is in Longford Avenue, Bispham, Blackpool FY2

Get instant cash flow of **£670** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.8%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £670

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,347.00 and borrowing of £97,760.25 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,347

25% Deposit	£32,586.75
SDLT Charge	3910.41
Legal Fees	£1,000.00
Total Investment	£37,497.16

Projected Investment Return



The monthly rent of this property is currently set at £670 per calendar month but the potential market rent is



£ 850

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.



Returns Based on Rental Income	£670	£850
Mortgage Payments on £97,760.25 @ 5%	£407.33	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£67.00	£85.00
Total Monthly Costs	£489.33	£507.33
Monthly Net Income	£181	£343
Annual Net Income	£2,168	£4,112
Net Return	5.78%	10.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,412**
Adjusted To

Net Return **6.43%**

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

Annual Net Income **£2,157**
Adjusted To

Net Return **5.75%**

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 £145,000.



£145,000

2 bedroom semi-detached house for sale

+ Add to report

Longford Avenue, Blackpool

NO LONGER ADVERTISED SOLD STC

Marketed from 25 May 2023 to 3 Aug 2023 (70 days) by Yopa, North West



£125,000

2 bedroom semi-detached house for sale

+ Add to report

Longford Avenue, Bispham, FY2

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Jan 2024 to 7 Jul 2024 (178 days) by The Square Room, Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached bungalow

+ Add to report

Fairfax Avenue, Bispham

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2023 to 19 Oct 2023 (28 days) by Martin & Co, Blackpool



£625 pcm

2 bedroom semi-detached house

+ Add to report

Cranbrook Avenue, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED






LET AGREED

Marketed from 17 Jul 2015 to 19 Dec 2022 (2711 days) by LINDEL PROPERTY MANAGEMENT, Bispham

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **10 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.



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