

LET PROPERTY PACK

INVESTMENT INFORMATION

Winnipeg Court, Moor
Park Avenue, Bispham,
Blackpool, FY2

210437096

 www.letproperty.co.uk





Property Description

Our latest listing is in Winnipeg Court, Moor Park Avenue, Bispham, Blackpool, FY2

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.2%** 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

3 Bedrooms

1 Bathroom

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £750

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000

25% Deposit	£37,500.00
SDLT Charge	4500
Legal Fees	£1,000.00
Total Investment	£43,000.00

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 £750 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£750	£900
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£75.00	£90.00
Total Monthly Costs	£558.75	£573.75
Monthly Net Income	£191	£326
Annual Net Income	£2,295	£3,915
Net Return	5.34%	9.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,115**
Adjusted To

Net Return **4.92%**

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

Annual Net Income **£1,665**
Adjusted To

Net Return **3.87%**

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 £200,000.



£200,000

3 bedroom detached house for sale

+ Add to report

Valentia Road, Bispham, FY2

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 20 Aug 2024 by The Square Room, Fylde Coast



£145,000

3 bedroom semi-detached house for sale

+ Add to report

Winnipeg Court, Bispham, FY2

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Aug 2023 to 10 Jun 2024 (308 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 £950 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Galway Avenue, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Mar 2024 to 31 May 2024 (77 days) by Reeds Rains, Blackpool - Highfield Road



3 bedroom semi-detached house

+ Add to report

Kildare Road, Blackpool, Lancashire, FY2

NO LONGER ADVERTISED






LET AGREED

Marketed from 7 Dec 2020 to 31 Dec 2020 (23 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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Bispham, Blackpool, FY2

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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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