

LET PROPERTY PACK

INVESTMENT INFORMATION

Ascot Road, Blackpool, FY3

209788431

 www.letproperty.co.uk





Property Description

Our latest listing is in Ascot Road, Blackpool, FY3

Get instant cash flow of **£650** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Ascot Road, Blackpool,
FY3

209788431



Property Key Features

3 bedroom

2 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 120,000.00

25% Deposit	£30,000.00
Stamp Duty ADS @ 6%	£7,200.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£38,200.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 950



Returns Based on Rental Income	£650	£950
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£65.00	£95.00
Total Monthly Costs	£455.00	£485.00
Monthly Net Income	£195.00	£465.00
Annual Net Income	£2,340.00	£5,580.00
Net Return	6.13%	14.61%

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 **£3,680.00**
Adjusted To

Net Return **9.63%**

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


Annual Net Income **£3,780.00**
Adjusted To

Net Return **9.90%**

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 £140,000.



3 bedroom semi-detached house for sale


Sussex Road, Blackpool, FY3

NO LONGER ADVERTISED

Marketed from 29 May 2024 to 4 Jun 2024 (5 days) by Unique Estate Agency Ltd, Thornton Cleveleys

Beautifully Presented Throughout, Following Recent Modernisation! Situated In A Great location, C...

£140,000




[View floor plan](#)

Sold price history:	View
16/01/2023	£124,000
EPC:	View

(Approx.) Sqft: **818 sq ft** Price (£) per sqft: **£171.14**

[+ Add to report](#)



2 bedroom terraced house for sale


Whitley Avenue, Blackpool, FY3

NO LONGER ADVERTISED

Marketed from 29 May 2024 to 6 Aug 2024 (69 days) by Stephen Tew Estate Agents, Blackpool

Deceptively spacious 2 Bedroom Property | Entrance vestibule, Hallway, Lounge, 2nd Reception Room...

£140,000



[View floor plan](#)

Sold price history:	View
12/10/2007	£130,000
21/10/2005	£118,500
EPC:	View


(Approx.) Sqft: **1,012 sq ft** Price (£) per sqft: **£138.37**

[+ Add to report](#)

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**.



4 bedroom terraced house


London Road, Blackpool

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Sep 2023 to 19 Oct 2023 (44 days) by Martin & Co, Blackpool

Four bedrooms | Two reception rooms | Available now | Close to all local amenities | Spacious thr...

£950 pcm



[View floor plan](#)


Sold price history:

14/05/2021	£95,000
13/07/2012	£74,500

EPC:

(Approx.) Sqft: **1,044 sq ft** Price (£) per sqft: **£0.91**

[+ Add to report](#)



4 bedroom semi-detached house


Birchway Avenue, Blackpool, Lancashire, FY3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 21 Nov 2023 to 4 Jan 2024 (43 days) by Unique Estate Agency Ltd, Fleetwood

GROUND FLOOR TOILET | SHORT DISTANCE TO BOTH LOCAL PRIMARY AND SECONDARY SCHOOLS | EASY ACCESS TO...

£900 pcm



[View floor plan](#)

Sold price history:

23/08/2007	£135,000
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EPC:






(Approx.) Sqft: **1,141 sq ft** Price (£) per sqft: **£0.79**

[+ Add to report](#)

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: **Yes**
-  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

Ascot Road, Blackpool, FY3

PROPERTY ID: 12345678

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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