

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dewhurst Avenue  
Blackpool FY4 3EL

211015949

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Dewhurst Avenue  
Blackpool FY4 3EL

Get instant cash flow of **£607** per calendar  
month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£775**  
which would provide the investor a Gross Yield  
of **7.3%** if the rent was increased to market  
rate.

**The property has long term tenants currently  
situated. 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...**



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Good Condition**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £607**

**Market Rent: £775**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £144,000 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£4,320
Legal Fees	£1,000.00
Total Investment	£41,320.00

# Projected Investment Return



The monthly rent of this property is currently set at £607 per calendar month but the potential market rent is

£ 775

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	£607	£775
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.67	£77.50
<b>Total Monthly Costs</b>	<b>£525.67</b>	<b>£542.50</b>
<b>Monthly Net Income</b>	<b>£80.99</b>	<b>£232.50</b>
<b>Annual Net Income</b>	<b>£971.93</b>	<b>£2,790.00</b>
<b>Net Return</b>	<b>2.65%</b>	<b>6.75%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,240.00**  
Adjusted To

Net Return                      **3.00%**

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

Annual Net Income      **£630.00**  
Adjusted To

Net Return                      **1.52%**

# 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 £185,000.



£185,000

3 bedroom semi-detached house for sale

+ Add to report

Glencross Place, Blackpool

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 10 Oct 2024 (209 days) by Farrell Heyworth, Fylde Coast



£180,000

3 bedroom semi-detached house for sale

+ Add to report

160 Hawes Side Lane

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Sep 2023 to 1 Jul 2024 (293 days) by Martin & Co, Blackpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom semi-detached house

+ Add to report

120 Harcourt Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Nov 2023 to 6 Dec 2023 (22 days) by Elliott Booth, Blackpool



£795 pcm

3 bedroom semi-detached house

+ Add to report

Marcroft Avenue, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED






LET AGREED

Marketed from 27 Dec 2023 to 13 Feb 2024 (47 days) by Unique Estate Agency Ltd, Lytham St Annes

# 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: **2years +**
-  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.



**LETPROPERTY**