

LET PROPERTY PACK

INVESTMENT INFORMATION

Dewhurst Avenue Blackpool FY4 3EL

211015949











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...







Dewhurst Avenue Blackpool FY4 3EL



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







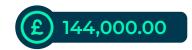
Initial Outlay





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



25% Deposit **£36,000.00**

SDLT Charge £4,320

Legal Fees £1,000.00

Total Investment £41,320.00

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 £607per calendar month but the potential market rent is



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	ТВС	
Ground Rent	ТВС	
Letting Fees	£60.67	£77.50
Total Monthly Costs	£525.67	£542.50
Monthly Net Income	£80.99	£232.50
Annual Net Income	£971.93	£2,790.00
Net Return	2.65%	6.75%

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.



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

£185,000

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

£180,000

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**.



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

£800 pcm

3 bedroom semi-detached house

+ Add to report

Marcroft Avenue, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED

LET AGREED

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

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



Current term of tenancy: 2years +



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**



Dewhurst Avenue Blackpool FY4 3EL



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.