

LET PROPERTY PACK

INVESTMENT INFORMATION

Seymour Street,
Fleetwood, England, FY7
7AF

210694303

 www.letproperty.co.uk





Property Description

Our latest listing is in Seymour Street, Fleetwood, England, FY7 7AF

Get instant cash flow of **£550** per calendar month with a **8.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in England, it will make for a reliable long term investment for an investor.

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



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Property Key Features

1 Bedroom

1 Bathroom

Ensuite

Spacious Room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Lounge



Kitchen



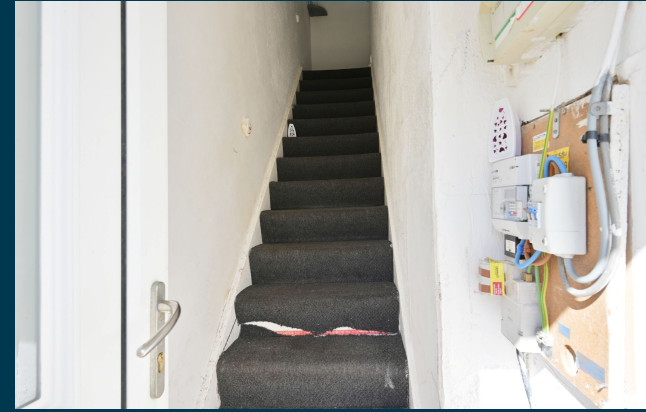
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £74,000.00 and borrowing of £55,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 74,000.00

25% Deposit	£18,500.00
SDLT Charge	£2,220
Legal Fees	£1,000.00
Total Investment	£21,720.00

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.



Returns Based on Rental Income	£550
Mortgage Payments on £55,500.00 @ 5%	£231.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£55.00
Total Monthly Costs	£301.25
Monthly Net Income	£248.75
Annual Net Income	£2,985.00
Net Return	13.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,885.00**
Adjusted To

Net Return **8.68%**

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


Annual Net Income **£1,875.00**
Adjusted To

Net Return **8.63%**

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 £80,000.



1 bedroom flat for sale


Warren Drive, Thornton-Cleveleys, Lancashire, FY5

CURRENTLY ADVERTISED

Marketed from 13 Sep 2024 by Entwistle Green, Cleveleys

One Bedroom First Floor Flat | Boasting No Onward Chain | Great Spacious Lounge with Fitted Kitch...

£80,000




[View floor plan](#)

+ Add to report

Sold price history:

Date	Price	View
26/09/2003	£58,000	View
07/10/2002	£44,950	



1 bedroom apartment for sale

NORKEED COURT

CURRENTLY ADVERTISED **UNDER OFFER**

Marketed from 21 Aug 2024 by Susan Eve Estate Agency, Fylde Coast


£80,000

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat + Add to report


Rossall Road, Layton, Blackpool

CURRENTLY ADVERTISED


Marketed from 24 Sep 2024 by Farrell Heyworth, Fylde Coast

Virtual Viewing Available. Call Your Local Branch | Fantastic First Floor Flat | Modern Kitchen,...

£550 pcm



[View floor plan](#)



1 bedroom flat + Add to report

22 Cleves Court, Dalkeith Avenue, Blackpool

CURRENTLY ADVERTISED

Marketed from 10 Sep 2024 by Orchard Estates, Lytham St. Annes

£550 pcm

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: **Moved in within the last 2 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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