

LET PROPERTY PACK

INVESTMENT INFORMATION

Rockville Avenue,
Thornton-Cleveleys, FY5

211315690

 www.letproperty.co.uk





Property Description

Our latest listing is in Rockville Avenue, Thornton-Cleveleys, FY5

Get instant cash flow of **£675** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **6.3%** 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...



Rockville Avenue,
Thornton-Cleveleys, FY5

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Property Key Features

2 Bedrooms

2 Bathrooms

Driveway

Rear Garden Space

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: Freehold

Current Rent: £675

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £162,000.00 and borrowing of £121,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 162,000

25% Deposit	£40,500.00
SDLT Charge	4860
Legal Fees	£1,000.00
Total Investment	£46,360.00

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 £675 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£675	£850
Mortgage Payments on £121,500.00 @ 5%	£506.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£67.50	£85.00
Total Monthly Costs	£588.75	£606.25
Monthly Net Income	£86	£244
Annual Net Income	£1,035	£2,925
Net Return	2.23%	6.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,225**
Adjusted To

Net Return **2.64%**

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

Annual Net Income **£495**
Adjusted To

Net Return **1.07%**

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

2 bedroom bungalow for sale

+ Add to report

Seabrook Drive, Thornton-Cleveleys, FY5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Aug 2024 by Unique Estate Agency Ltd, Thornton Cleveleys



£150,000

2 bedroom bungalow for sale

+ Add to report

DENVILLE AVENUE - THORNTON CLEVELEYS - FY5 3SH

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Mar 2024 by Susan Eve Estate Agency, Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

+ Add to report

Sevenoaks, Cleveleys, FY5

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Nov 2023 to 30 Jan 2024 (69 days) by Unique Estate Agency Ltd, Fleetwood



£675 pcm

2 bedroom flat

+ Add to report

Rosebank, Thornton Cleveleys

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Dec 2023 to 23 Feb 2024 (79 days) by Farrell Heyworth, Fylde Coast

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: **4 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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