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LET PROPERTY PACK

INVESTMENT INFORMATION

Greystoke Court, 79 Clifton Drive, Blackpool, FY4 1DH

212753460

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Property Description

Our latest listing is in Greystoke Court, 79 Clifton Drive, Blackpool, FY4 1DH

Get instant cash flow of £550 per calendar month with a 8.2% Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR[®]PERTY





Greystoke Court, 79 Clifton Drive, Blackpool, FY4 1DH

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1 BEDROOM 1 BATHROOM Modern Kitchen Well Maintained Property

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Property Key Features

Factor Fees: £65.00 Ground Rent: TBC Lease Length: 88 Current Rent: £550 Market Rent: £550

Lounge





Kitchen





Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £80,500.00 and borrowing of £60,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£20,125.00
SDLT Charge	£2,415
Legal Fees	£1,000.00
Total Investment	£23,540.00

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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£550
Mortgage Payments on £60,375.00 @ 5%	£251.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65	5.00
Ground Rent	ТВС	
Letting Fees	£55.00	£55.00
Total Monthly Costs	£386.56	£386.56
Monthly Net Income	<mark>£163.44</mark>	<mark>£163.44</mark>
Annual Net Income	£1,961.25	<mark>£1,961.25</mark>
Net Return	<mark>8.33%</mark>	<mark>8.33%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£861.25** Adjusted To

Net Return

3.66%

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

Annual Net Income **£753.75** Adjusted To

Net Return 3.20%

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 £83,000.

	2 bedroom ground floor flat for sale	+ Add to report	
	Clifton Drive, Blackpool		
	NO LONGER ADVERTISED SOLD STC		
£83,000	Marketed from 1 May 2022 to 24 Jul 2023 (448 days) by Tiger Sal	xeted from 1 May 2022 to 24 Jul 2023 (448 days) by Tiger Sales & Lettings. Blackpool	

-	1 bedroom apartment for sale	+ Add to report
	44 Greystoke Court	
	Marketed from 25 Sep 2024 to 13 Nov 2024 (48 days) by Elli	att Booth Blackmon
£70,000	merketed nom 25 bep 2024 to 15 NOV 2024 (46 days) by Em	orr booth, biserpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

£600 pcm

1 bedroom flat

Westgate Road, Lytham St Annes

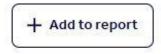
NO LONGER ADVERTISED LET AGREED

Marketed from 20 Sep 2024 to 28 Oct 2024 (38 days) by Entwistle Green, Lytham St. Annes



1 bedroom flat Albany Avenue, Blackpool NO LONGER ADVERTISED LET AGREED

Marketed from 8 Dec 2023 to 10 Jan 2024 (32 days) by Tiger Sales & Lettings, Blackpool



+ Add to report

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: N/A





Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A

Current term of tenancy: N/A



Fully compliant tenancy: N/A

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.







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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.

