

# LET PROPERTY PACK

## INVESTMENT INFORMATION

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

212753460

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





## 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...**



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Clifton Drive, Blackpool,  
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## Property Key Features

**1 BEDROOM**

**1 BATHROOM**

**Modern Kitchen**

**Well Maintained Property**

**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

£ 80,500.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 550

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	£65.00	
Ground Rent	TBC	
Letting Fees	£55.00	£55.00
<b>Total Monthly Costs</b>	<b>£386.56</b>	<b>£386.56</b>
<b>Monthly Net Income</b>	<b>£163.44</b>	<b>£163.44</b>
<b>Annual Net Income</b>	<b>£1,961.25</b>	<b>£1,961.25</b>
<b>Net Return</b>	<b>8.33%</b>	<b>8.33%</b>

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.



# 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.

 <p><b>£83,000</b></p>	<h3>2 bedroom ground floor flat for sale</h3> <p>Clifton Drive, Blackpool</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 1 May 2022 to 24 Jul 2023 (448 days) by Tiger Sales &amp; Lettings, Blackpool</p> <p><a href="#">+ Add to report</a></p>
 <p><b>£70,000</b></p>	<h3>1 bedroom apartment for sale</h3> <p>44 Greystoke Court</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 25 Sep 2024 to 13 Nov 2024 (48 days) by Elliott Booth, Blackpool</p> <p><a href="#">+ Add to report</a></p>



# 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

## 1 bedroom flat

+ Add to report

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



£600 pcm

## 1 bedroom flat

+ Add to report

Albany Avenue, Blackpool

NO LONGER ADVERTISED

LET AGREED

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

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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