

LET PROPERTY PACK

INVESTMENT INFORMATION

Watson Rd, Blackpool, FY4

213008953

 www.letproperty.co.uk





Property Description

Our latest listing is in Watson Rd, Blackpool, FY4

Get instant cash flow of **£560** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Watson Rd, Blackpool,
FY4

213008953



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: £560

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

| | |
|------------------|------------|
| 25% Deposit | £38,750.00 |
| SDLT Charge | £4,650 |
| Legal Fees | £1,000.00 |
| Total Investment | £44,400.00 |

Projected Investment Return



The monthly rent of this property is currently set at £560 per calendar month but the potential market rent is

 £ 1,000

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 | £560 | £1,000 |
|---------------------------------------|----------------|------------------|
| Mortgage Payments on £116,250.00 @ 5% | £484.38 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | TBC | |
| Letting Fees | £56.00 | £100.00 |
| Total Monthly Costs | £555.38 | £599.38 |
| Monthly Net Income | £4.63 | £400.63 |
| Annual Net Income | £55.50 | £4,807.50 |
| Net Return | 0.13% | 10.83% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,807.50**
Adjusted To

Net Return **6.32%**

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

Annual Net Income **£2,482.50**
Adjusted To

Net Return **5.59%**

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 £220,000.



£220,000

3 bedroom semi-detached house for sale

+ Add to report

Woodstock Gardens, Blackpool, FY4

NO LONGER ADVERTISED

Marketed from 11 May 2023 to 31 Jul 2023 (80 days) by Stephen Tew, Blackpool



£200,000

3 bedroom semi-detached house for sale

+ Add to report

Thames Road, Blackpool, FY4

CURRENTLY ADVERTISED

Marketed from 15 Nov 2024 by Purplebricks, covering Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

4 bedroom semi-detached house

+ Add to report

Windermere Road, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Nov 2010 to 21 Feb 2023 (4493 days) by The Market Place, Poulton-Le-Fylde



£775 pcm

3 bedroom flat

+ Add to report

Salthouse, Osborne Road, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jan 2024 to 1 Feb 2024 (9 days) by Entwistle Green, 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: **Yes**

 Current term of tenancy: **5 years+**

 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.



 www.letproperty.co.uk

Watson Rd, Blackpool, FY4

213008953

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.



LETPROPERTY