

LET PROPERTY PACK

INVESTMENT INFORMATION

Kincraig Road, Blackpool,
FY2

211748451

 www.letproperty.co.uk





Property Description

Our latest listing is in Kincaig Road, Blackpool, FY2

Get instant cash flow of **£550** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.4%** 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 be a rewarding addition to an investor portfolio.

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



KinCraig Road, Blackpool,
FY2

211748451



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £38 per month

Ground Rent: £50 per annum

Lease Length: 105 years

Current Rent: £550

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

Projected Investment Return



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

£ 700

Returns Based on Rental Income	£550	£700
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£38.00	
Ground Rent	£4.00	
Letting Fees	£55.00	£70.00
Total Monthly Costs	£365.13	£380.13
Monthly Net Income	£184.88	£319.88
Annual Net Income	£2,218.50	£3,838.50
Net Return	9.37%	16.21%

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 **£2,438.50**
Adjusted To

Net Return **10.30%**

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

Annual Net Income **£2,671.50**
Adjusted To

Net Return **11.28%**

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 £79,950.



£79,950

3 bedroom apartment for sale

+ Add to report

Kilmory Place, Bispham, Blackpool, FY2

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Sep 2022 to 5 Jun 2023 (256 days) by Unique Estate Agency Ltd, Thornton Cleveleys



£72,000

2 bedroom apartment for sale

+ Add to report

Kincraig Road, Blackpool, Lancashire

CURRENTLY ADVERTISED

Marketed from 3 Oct 2024 by Springbok Properties, Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom apartment

+ Add to report

45 Tennyson Drive, Bispham, FY2 0GH

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 1 Oct 2024 (32 days) by Entwistle Green, Blackpool



£650 pcm

2 bedroom flat

+ Add to report

Ashfield Road, Bispham, FY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Oct 2023 to 15 Nov 2023 (21 days) by Harris & Co, Fleetwood

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.



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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.

