

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Crescent, Blackpool,  
FY4

211720347

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





## Property Description

Our latest listing is in The Crescent, Blackpool, FY4

Get instant cash flow of **£600** per calendar month with a **2.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **3.0%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



The Crescent, Blackpool,  
FY4

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## Property Key Features

**4 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £600**

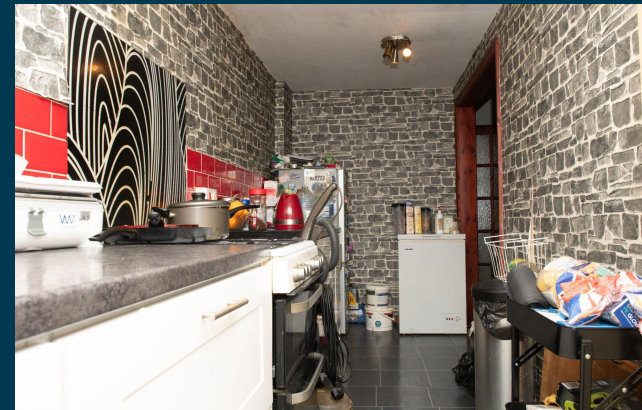
**Market Rent: £700**



# Lounge

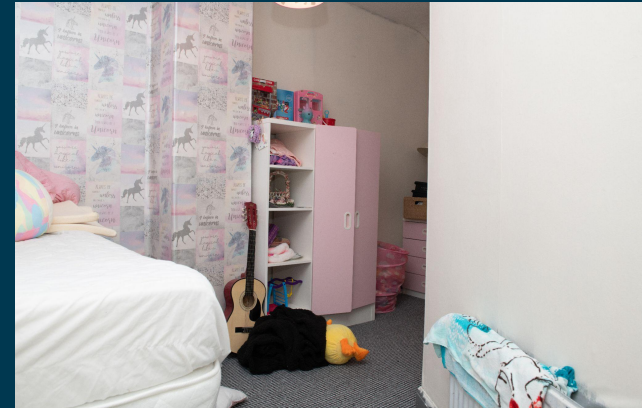


# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £280,000.00 and borrowing of £210,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 280,000.00

25% Deposit	£70,000.00
SDLT Charge	£9,900
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£80,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 700

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	£600	£700
Mortgage Payments on £210,000.00 @ 5%	£875.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£60.00	£70.00
<b>Total Monthly Costs</b>	<b>£950.00</b>	<b>£960.00</b>
<b>Monthly Net Income</b>	<b>-£350.00</b>	<b>-£260.00</b>
<b>Annual Net Income</b>	<b>-£4,200.00</b>	<b>-£3,120.00</b>
<b>Net Return</b>	<b>-5.19%</b>	<b>-3.86%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£4,520.00**

Net Return **-5.59%**

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


Annual Net Income Adjusted To **-£7,320.00**

Net Return **-9.05%**

# 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 £300,000.00.



### 4 bedroom semi-detached house for sale


Arnold Avenue, Blackpool, FY4 3EP



**NO LONGER ADVERTISED**

Marketed from 18 Oct 2024 to 8 Nov 2024 (21 days) by Hunters, Blackpool

**£300,000**


**\*\*IMMACULATE SEMI DETACHED HOUSE IN A GREAT LOCATION\*\*** Immaculate Semi Detached House in a Great ...

 [View floor plan](#)

 Sold price history:	<a href="#">View</a>
28/05/2021	£175,000
 EPC:	<a href="#">View</a>

(Approx.) Sqft: **1,711 sqft** Price (£) per sqft: **£175.29**

[+ Add to report](#)



### 4 bedroom detached house for sale

Lytham Road, Blackpool, FY4

**CURRENTLY ADVERTISED** **UNDER OFFER**

Marketed from 7 Aug 2024 by Stephen Tew Estate Agents, Blackpool

**£300,000**

Imposing Detached Residence situated in a convenient location | Entrance Vestibule, Hallway, Loun...


[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



### 4 bedroom terraced house

St Heliers Road, Blackpool

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 28 Feb 2023 to 27 Mar 2023 (26 days) by Tiger Sales & Lettings, Blackpool

£695 pcm

Spacious 4 Bedroom Family Home | Popular Residential Location | Good Sized Living | Two Bathrooms...


[View floor plan](#)

Sold price history:	View
23/02/2010	£67,500
04/05/2007	£76,000
03/08/1995	£20,000

EPC: [View](#)

(Approx.) Sqft: **1,109 sq ft** Price (£) per sqft: **£0.63**

[+ Add to report](#)



### 4 bedroom end of terrace house

Westbourne Avenue, Blackpool

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 3 Nov 2021 to 3 Nov 2021 by Tiger Sales & Lettings, Blackpool

£695 pcm






Large 4 Bedroom Family Home with Additional Loft Room | Modernised Throughout | Open Plan Dining ...

[+ Add to report](#)

# 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: **5 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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