

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coop Street, Blackpool, FY1

212852252

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





## Property Description

Our latest listing is in Coop Street, Blackpool, FY1

Get instant cash flow of **£4,650** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£4,800** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Coop Street, Blackpool,  
FY1

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## Property Key Features

**Portfolio of 6 Flats**

**2 Bedroom Flats**

**Modern Kitchen and Bathroom**

**Good Condition**

**Factor Fees: £187.50 for all flats**

**Ground Rent: £10.83 for Flat 2 & 3**

**Lease Length: TBC**

**Current Rent: £4,650**

**Market Rent: £4,800**

# Lounge



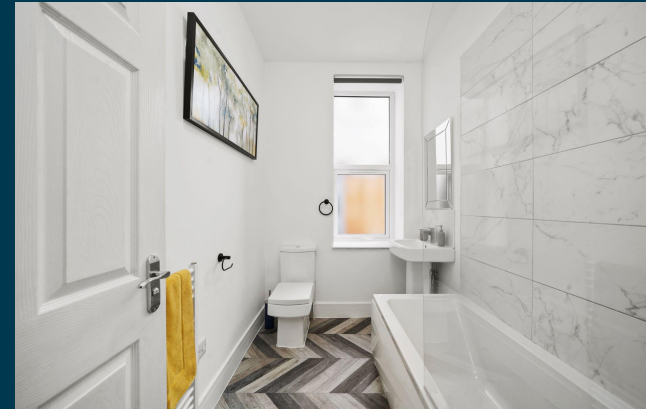
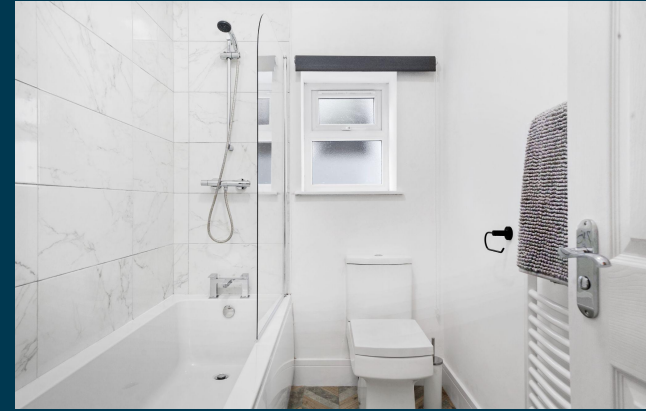
# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £638,000.00 and borrowing of £478,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 638,000

25% Deposit	£159,500.00
SDLT Charge	38540
Legal Fees	£1,000.00
Total Investment	£199,040.00

# 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 £4,650 per calendar month but the potential market rent is

£4,800

Returns Based on Rental Income	£4,650	£4,800
Mortgage Payments on £478,500.00 @ 5%	£1,993.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£187.50	
Ground Rent	£10.83	
Letting Fees	£465.00	£480.00
<b>Total Monthly Costs</b>	<b>£2,672.08</b>	<b>£2,687.08</b>
<b>Monthly Net Income</b>	<b>£1,978</b>	<b>£2,113</b>
<b>Annual Net Income</b>	<b>£23,735</b>	<b>£25,355</b>
<b>Net Return</b>	<b>11.92%</b>	<b>12.74%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£15,755**  
Adjusted To

Net Return                      **7.92%**

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

Annual Net Income      **£15,915**  
Adjusted To

Net Return                      **8.00%**

# 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 £815,000.



**£815,000**

## 5 bedroom flat for sale

Westmorland Avenue, Blackpool, FY1

**CURRENTLY ADVERTISED**

Marketed from 16 Sep 2024 by Let Property Sales & Management, Glasgow

[+ Add to report](#)



**£550,000**

## 2 bedroom apartment for sale

34-36 Coop Street, Blackpool, Lancashire

**NO LONGER ADVERTISED**

Marketed from 12 Oct 2022 to 12 Oct 2022 by Keller Williams Prime Properties, London

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our letting team at **Let Property Management**.



£4,500 pcm

## 3 bedroom flat

+ Add to report

Empress Drive, Blackpool, FY2

NO LONGER ADVERTISED

Marketed from 29 Jan 2024 to 3 May 2024 (94 days) by OpenRent, London



£3,000 pcm

## 2 bedroom serviced apartment

+ Add to report

Coop Street, Blackpool

NO LONGER ADVERTISED

Marketed from 4 May 2022 to 13 Sep 2022 (131 days) by Keller Williams Prime Properties, London

# 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: **2 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.



**LETPROPERTY**