

LET PROPERTY PACK

INVESTMENT INFORMATION

Ansdeil Road, Blackpool,
FY1

214705782

 www.letproperty.co.uk





Property Description

Our latest listing is in Ansdell Road, Blackpool, FY1

Get instant cash flow of **£640** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **5.8%** 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 ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Ansdell Road, Blackpool,
FY1

214705782



Property Key Features

3 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Market Rent: £700

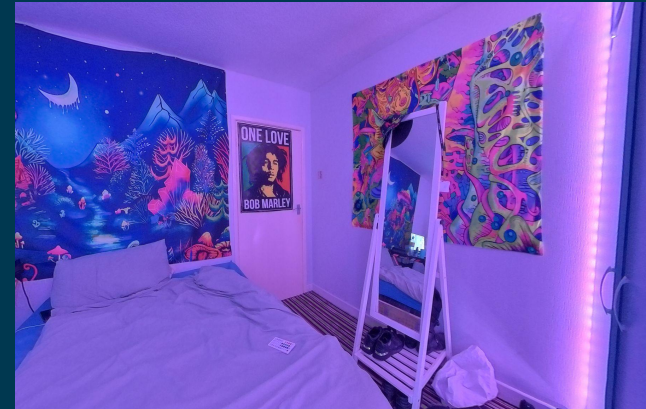
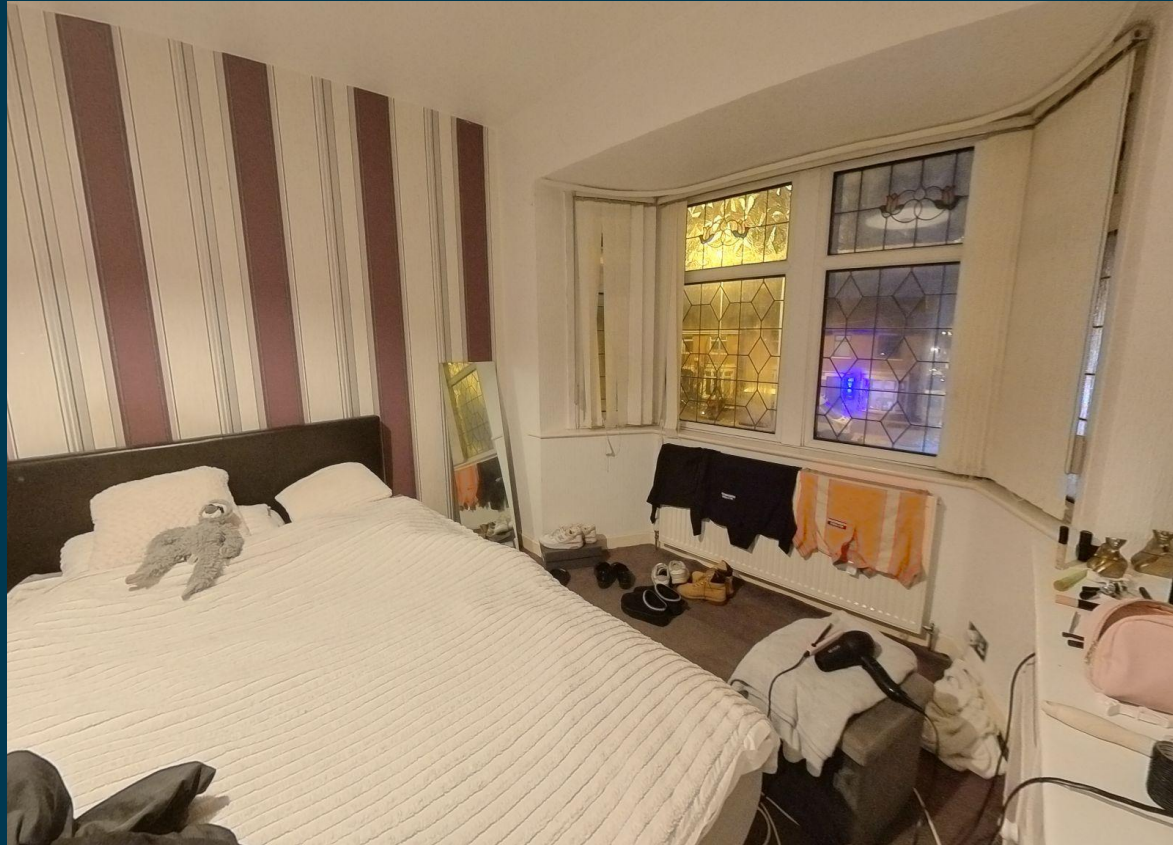
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,250
Legal Fees	£1,000.00
Total Investment	£44,500.00

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 £640 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£640	£700
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£64.00	£70.00
Total Monthly Costs	£532.13	£538.13
Monthly Net Income	£107.88	£161.88
Annual Net Income	£1,294.50	£1,942.50
Net Return	2.91%	4.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£542.50**
Adjusted To

Net Return **1.22%**

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


Annual Net Income **-£232.50**
Adjusted To

Net Return **-0.52%**

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 £150,000.00.



3 bedroom semi-detached house for sale


Lomond Avenue, Blackpool, FY5

CURRENTLY ADVERTISED

Marketed from 23 Jan 2025 by Stephen Tew Estate Agents, Blackpool

3 Bedroom Semi Detached Family Home | Popular Residential Location Within Close Proximity To The ...

[View floor plans](#)



3 bedroom terraced house for sale

Acre Gate, Blackpool, FY4

CURRENTLY ADVERTISED


Marketed from 16 Dec 2024 by Stephen Tew Estate Agents, Blackpool

Well Presented 3 Bedroom Family Home | Prime Location, Within Close Proximity To Local Schools, S...

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**.



£700 pcm


3 bedroom apartment

Flat 2, 16 Coop Street


NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Jan 2025 to 13 Feb 2025 (20 days) by Martin & Co, Blackpool


Martin & Co are pleased to present this ground floor three bedroom apartment to the market. The p...

 EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£1.08**

 [View floor plan](#)

[+ Add to report](#)



£700 pcm

3 bedroom terraced house

Haig Road, Blackpool, FY1 6BZ

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Dec 2024 to 23 Jan 2025 (52 days) by Christie King Estate Agents, Blackpool

Spacious Three Bedroom House With Two Reception Rooms | Modern Fitted Kitchen, Gas Central Heatin...

[+ 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**



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.



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