

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stamford Avenue,  
Blackpool, FY4

217346494

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





## Property Description

Our latest listing is in Stamford Avenue, Blackpool, FY4

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



LET PROPERTY



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit	£39,250.00
SDLT Charge	£8,490
Legal Fees	£1,000.00
Total Investment	£48,740.00

# Projected Investment Return



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Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£800
Mortgage Payments on £117,750.00 @ 5%	£490.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
<b>Total Monthly Costs</b>	<b>£585.63</b>
<b>Monthly Net Income</b>	<b>£214.38</b>
<b>Annual Net Income</b>	<b>£2,572.50</b>
<b>Net Return</b>	<b>5.28%</b>

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£972.50</b>
Adjusted To	
Net Return	<b>2.00%</b>

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

Annual Net Income	<b>£217.50</b>
Adjusted To	
Net Return	<b>0.45%</b>

# 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 £280,000.



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Ullswater Road, Blackpool, FY4

[NO LONGER ADVERTISED](#)

Marketed from 3 Sep 2024 to 12 Dec 2024 (100 days) by Stephen Tew Estate Agents, Blackpool

£280,000



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Arnold Avenue, Blackpool, FY4

[NO LONGER ADVERTISED](#)

[SOLD STC](#)

Marketed from 20 Aug 2024 to 13 Feb 2025 (176 days) by Stephen Tew Estate Agents, Blackpool

£275,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



**3 bedroom house**

**+ Add to report**

St. Lukes Road, Blackpool

**NO LONGER ADVERTISED**

Marketed from 2 Mar 2024 to 15 Apr 2024 (44 days) by Hunters, Blackpool

**£1,250 pcm**



**3 bedroom semi-detached house**

**+ Add to report**

24 Broadway

**NO LONGER ADVERTISED**

Marketed from 13 Sep 2024 to 8 Oct 2024 (24 days) by Elliott Booth, Blackpool

**£1,200 pcm**



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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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