

LET PROPERTY PACK

INVESTMENT INFORMATION

Brooklyn Avenue,
Blackpool, FY1

220810002

 www.letproperty.co.uk





Property Description

Our latest listing is in Brooklyn Avenue, Blackpool, FY1

Get instant cash flow of **£1,475** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£2,350** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as they are in the ideal location for those wanting to rent and are able to generate rewarding rental income.

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



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Property Key Features

A Portfolio of 3 Terraced Houses

3 Bathrooms

Spacious Lounges

Fully-Equipped Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

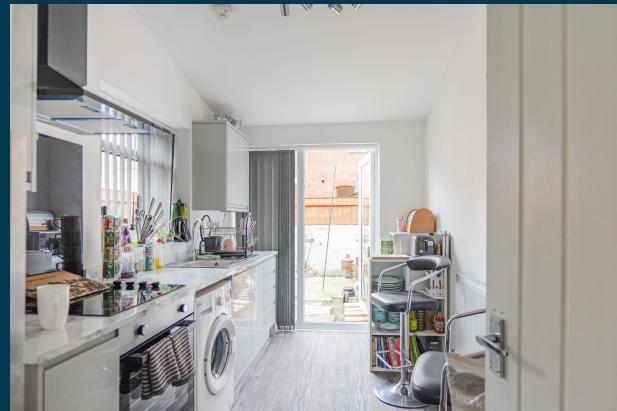
Current Rent: £1,475

Market Rent: £2,350

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £333,000.00 and borrowing of £249,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 333,000.00

| | |
|------------------|-------------|
| 25% Deposit | £83,250.00 |
| SDLT Charge | £23,300 |
| Legal Fees | £1,000.00 |
| Total Investment | £107,550.00 |

Projected Investment Return



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



The monthly rent of this property is currently set at £1,475 per calendar month but the potential market rent is

£ 2,350

| Returns Based on Rental Income | £1,475 | £2,350 |
|---------------------------------------|------------------|-------------------|
| Mortgage Payments on £249,750.00 @ 5% | £1,040.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | | Freehold |
| Letting Fees | £147.50 | £235.00 |
| Total Monthly Costs | £1,203.13 | £1,290.63 |
| Monthly Net Income | £271.88 | £1,059.38 |
| Annual Net Income | £3,262.50 | £12,712.50 |
| Net Return | 3.03% | 11.82% |

Return Stress Test Analysis Report



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

| | |
|-------------------|------------------|
| Annual Net Income | £8,012.50 |
| Adjusted To | |
| Net Return | 7.45% |
| | |

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

| | |
|-------------------|------------------|
| Annual Net Income | £7,717.50 |
| Adjusted To | |
| Net Return | 7.18% |
| | |

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 £325,000.



£325,000

5 bedroom semi-detached house for sale

[+ Add to report](#)

Whinney Heys Road, Blackpool, FY3

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 26 Apr 2025 by The Square Room, Fylde Coast



£300,000

6 bedroom detached house for sale

[+ Add to report](#)

Leys Road, Blackpool, Lancashire, FY2 0SG

NO LONGER ADVERTISED

Marketed from 18 Mar 2025 to 29 May 2025 (71 days) by Pattinson Estate Agents, Auction

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,800 based on the analysis carried out by our letting team at **Let Property Management**.



£2,800 pcm

6 bedroom detached house

+ Add to report

Robins Lane, Poulton-le-Fylde, Lancashire, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 24 Nov 2024 (54 days) by Reeds Rains, Blackpool - Highfield Road



£2,750 pcm

5 bedroom detached house

+ Add to report

Hardhorn Road, Poulton-Le-Fylde, Lancashire, FY6

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 21 Mar 2025 (49 days) by The Market Place, Poulton-Le-Fylde

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: **Moved in within the last 2 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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