

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Haig Road, Blackpool,  
FY1

220945612

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





## Property Description

Our latest listing is in Haig Road, Blackpool, FY1

Get instant cash flow of **£580** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£758** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Haig Road, Blackpool, FY1  
6BZ

220945612



## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £580**

**Market Rent: £758**

# Lounge





# Kitchen



# Bedroom



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £580 per calendar month but the potential market rent is

£ 758

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



Returns Based on Rental Income	£580	£758
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£58.00	£75.80
Total Monthly Costs	£360.50	£378.30
Monthly Net Income	£219.50	£379.70
Annual Net Income	£2,634.00	£4,556.40
Net Return	9.21%	15.93%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,040.40**  
Adjusted To

Net Return                      **10.63%**

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

Annual Net Income      **£3,176.40**  
Adjusted To

Net Return                      **11.11%**



# 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 £100,000.



£100,000

## 3 bedroom terraced house for sale

+ Add to report

Haig Road, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Dec 2023 to 7 Oct 2024 (290 days) by Reeds Rains, Blackpool - Highfield Road



£99,950

## 3 bedroom end of terrace house for sale

+ Add to report

Haig Road, Blackpool, FY1 6BZ

NO LONGER ADVERTISED



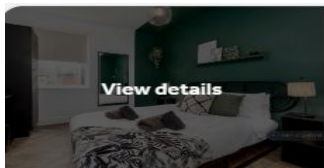

SOLD STC

Marketed from 9 Feb 2023 to 20 May 2023 (99 days) by Broomheads Estate Agents, Blackpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,000 pcm</p>	<p><b>3 bedroom flat</b></p> <p>Clare St, Blackpool, FY1</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 9 Jul 2025 to 10 Jul 2025 by OpenRent, London</p> <p>No Agent Fees   Students Can Enquire   Property Reference Number: 2547461</p> <p> Sold price history: <a href="#">View</a></p> <p>05/04/2022 £60,000</p>
 <p><a href="#">View details</a></p> <p>£1,000 pcm</p>	<p><b>3 bedroom flat</b></p> <p>Clare St, Blackpool, FY1</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 22 Aug 2025 by OpenRent, London</p> <p>No Agent Fees   Students Can Enquire   Property Reference Number: 2547461</p> <p> Sold price history: <a href="#">View</a></p> <p>05/04/2022 £60,000</p>

# 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.



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