

LET PROPERTY PACK

INVESTMENT INFORMATION

Haig Road, Blackpool,
FY1

220945612

 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...



LET PROPERTY



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

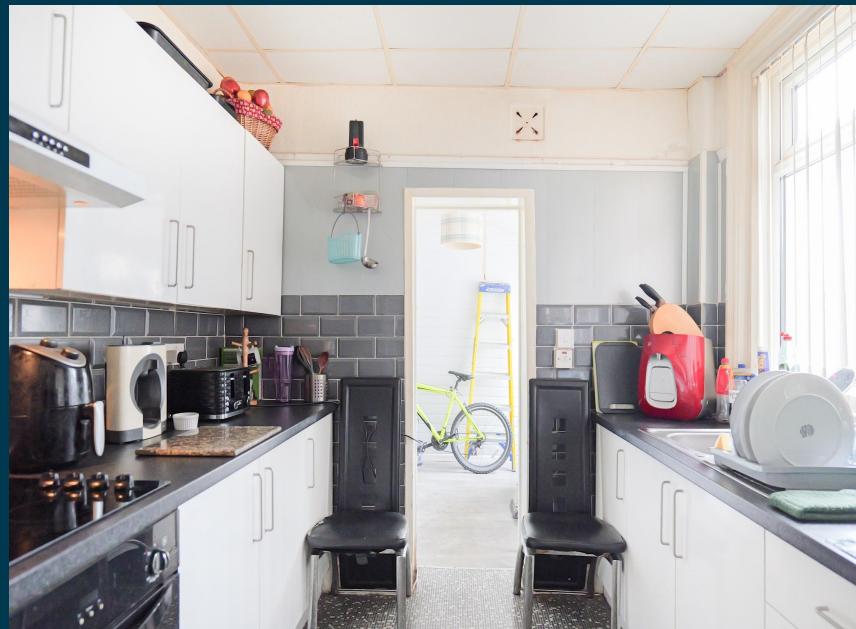
Current Rent: £580

Market Rent: £758

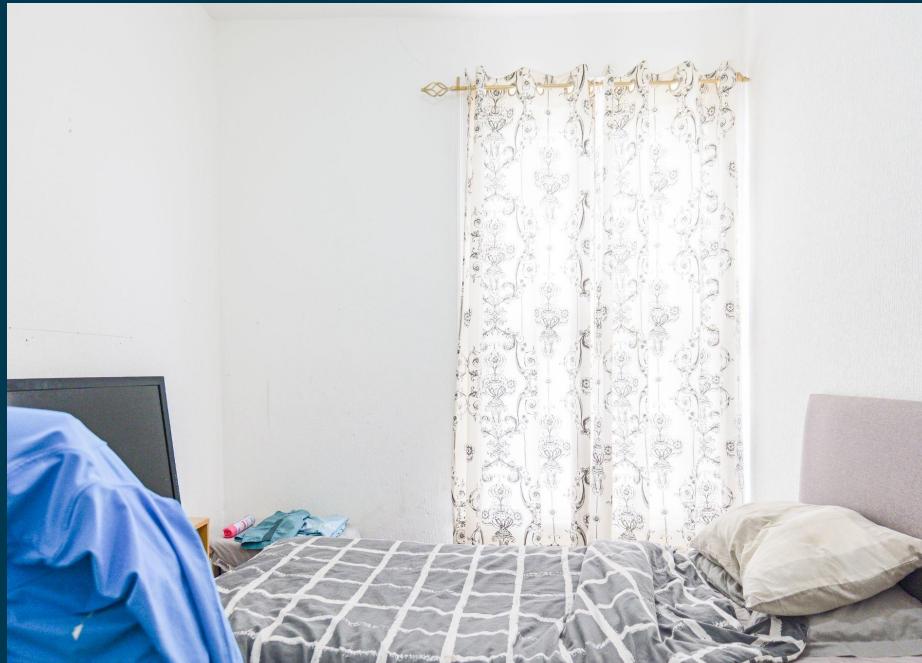
Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



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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



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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 £580 per calendar month but the potential market rent is

£ 758

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.



A photograph of a three-story terraced house with light-colored brickwork and white-framed windows. The property is located on Haig Road in Blackpool.

£100,000

3 bedroom terraced house for sale

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

+ Add to report



3 bedroom end of terrace house for sale

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

£99,950

+ Add to report

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**.



£1,000 pcm

3 bedroom flat

Clare St, Blackpool, FY1

+ Add to report

NO LONGER ADVERTISED

Marketed from 9 Jul 2025 to 10 Jul 2025 by OpenRent, London

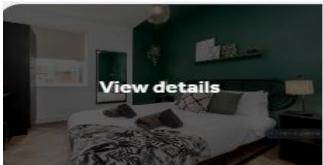
No Agent Fees | Students Can Enquire | Property Reference Number: 2547461

Sold price history:

05/04/2022

[View](#)

£60,000



[View details](#)

£1,000 pcm

3 bedroom flat

Clare St, Blackpool, FY1

+ Add to report

CURRENTLY ADVERTISED

Marketed from 22 Aug 2025 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2547461

Sold price history:

05/04/2022

[View](#)

£60,000

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.



www.letproperty.co.uk

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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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