

LET PROPERTY PACK

INVESTMENT INFORMATION

Danesbury Place,
Blackpool, FY1 3LX

220998498

 www.letproperty.co.uk





Property Description

Our latest listing is in Danesbury Place, Blackpool, FY1 3LX

Get instant cash flow of **£695** per calendar month with a **11.91%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



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The monthly rent of this property is currently set at £695 per calendar month



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



Returns Based on Rental Income	£695
Mortgage Payments on £60,750.00 @ 5%	£253.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£69.50
Total Monthly Costs	£337.63
Monthly Net Income	£357.38
Annual Net Income	£4,288.50
Net Return	16.95%

Return Stress Test Analysis Report



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

Annual Net Income **£2,898.50**
Adjusted To

Net Return **11.46%**

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

Annual Net Income **£3,073.50**
Adjusted To

Net Return **12.15%**

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 £85,000.



£85,000

2 bedroom terraced house for sale

+ Add to report

Manchester Road, Blackpool

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Oct 2023 to 16 Jun 2025 (611 days) by Tiger Sales & Lettings, Blackpool

Two Bedroom Mid-Terraced | Two Reception Rooms | Close To Stanley Park & Blackpool Town Centre | ...



£84,950

2 bedroom terraced house for sale

+ Add to report

Onslow Road, Blackpool, FY3 7EP

CURRENTLY ADVERTISED SOLD STC

Marketed from 13 Mar 2025 by McDonald, Fylde Coast

Two DOUBLE bedrooms | Near Layton Centre | Lounge | FITED dining kitchen | UTILITY | Near HOSPITA...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £720 based on the analysis carried out by our letting team at **Let Property Management**.



£720 pcm

2 bedroom terraced house

13 Cross Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Feb 2025 to 25 Apr 2025 (63 days) by Elliott Booth, Blackpool

+ Add to report



£700 pcm

2 bedroom terraced house

117 Ashton Road, Blackpool, FY1 4AF

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 1 Sep 2025 (9 days) by Kays Peake Properties Ltd, Blackpool

+ Add to report

Terraced Two-Bedroom Property

Current Tenant Profile



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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