

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Moor Park Avenue,  
Blackpool, FY2 0LT

221899609

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





## Property Description

Our latest listing is in Moor Park Avenue, Blackpool, FY2 0LT

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£825** which would provide the investor a Gross Yield of **8.6%** 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...**



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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Open Plan Lounge and Dining**

**Well Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650.00**

**Market Rent: £825.00**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 115,000.00**

25% Deposit	<b>£28,750.00</b>
SDLT Charge	<b>£5,750</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£35,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650.00 per calendar month but the potential market rent is

£ 825

Returns Based on Rental Income	£650.00	£825.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£82.50
<b>Total Monthly Costs</b>	<b>£439.38</b>	<b>£456.88</b>
<b>Monthly Net Income</b>	<b>£210.63</b>	<b>£368.13</b>
<b>Annual Net Income</b>	<b>£2,527.50</b>	<b>£4,417.50</b>
<b>Net Return</b>	<b>7.12%</b>	<b>12.44%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,767.50**  
Adjusted To

Net Return                      **7.80%**

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

Annual Net Income      **£2,692.50**  
Adjusted To

Net Return                      **7.58%**

# 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 £120,000.



£120,000

## 3 bedroom semi-detached house for sale

+ Add to report

Fitzroy Road, Bispham, FY2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Jun 2023 to 13 May 2024 (320 days) by The Square Room, Fylde Coast



£119,950

## 3 bedroom end of terrace house for sale

+ Add to report

Valentia Road, Blackpool, FY2

NO LONGER ADVERTISED **SOLD STC**

Marketed from 5 Dec 2023 to 31 May 2024 (178 days) by Unique Estate Agency Ltd, Thornton Clevellys

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 3 bedroom semi-detached house

Briarwood Drive, Bispham

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jan 2024 to 23 Feb 2024 (51 days) by Tiger Sales & Lettings, Blackpool

+ Add to report



£685 pcm

## 3 bedroom semi-detached house

Denstone Avenue, FY2

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Sep 2023 to 10 Nov 2023 (42 days) by LINDEL PROPERTY MANAGEMENT, Bispham

+ Add to report

# 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: **10+ 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.



**LETPROPERTY**