

LET PROPERTY PACK

INVESTMENT INFORMATION

Wall Street, Blackpool, FY1
2EG

221082600

 www.letproperty.co.uk





Property Description

Our latest listing is in Wall Street, Blackpool, FY1 2EG

Get instant cash flow of **£650** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **9.7%** 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

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £87,000.00 and borrowing of £65,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 87,000.00

25% Deposit	£21,750.00
SDLT Charge	£4,350
Legal Fees	£1,000.00
Total Investment	£27,100.00

Projected Investment Return



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

£ 700

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



Returns Based on Rental Income	£650.00	£700.00
Mortgage Payments on £65,250.00 @ 5%	£271.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£351.88	£356.88
Monthly Net Income	£298.13	£343.13
Annual Net Income	£3,577.50	£4,117.50
Net Return	13.20%	15.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,717.50**
Adjusted To

Net Return **10.03%**

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

Annual Net Income **£2,812.50**
Adjusted To

Net Return **10.38%**

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 £90,000.



£90,000

2 bedroom mews house for sale

+ Add to report

Crofters Mews, Blackpool, FY1

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 17 Jun 2025 (146 days) by The Square Room, Fylde Coast



£90,000

2 bedroom terraced house for sale

+ Add to report

Gorton Street, Blackpool, FY1

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Feb 2025 to 11 Apr 2025 (45 days) by Stephen Tew Estate Agents, Blackpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom house

Smithy Mews, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 May 2025 to 10 Jun 2025 (18 days) by Entwistle Green, Blackpool

+ Add to report



£800 pcm

2 bedroom house

Fenton Road, Blackpool

NO LONGER ADVERTISED

Marketed from 26 Jul 2024 to 31 Aug 2024 (35 days) by Farrell Heyworth, Fylde Coast

+ 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**



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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