

LET PROPERTY PACK

INVESTMENT INFORMATION

Crofters Mews, Blackpool,
FY1

223156685

 www.letproperty.co.uk





Property Description

Our latest listing is in Crofters Mews, Blackpool, FY1

Get instant cash flow of **£550** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£645** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Crofters Mews, Blackpool,
FY1

223156685



Property Key Features

2 bedrooms

1 bathroom

Spacious rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £645

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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 £550 per calendar month but the potential market rent is

£ 645

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



Returns Based on Rental Income	£550	£645
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£64.50
Total Monthly Costs	£357.50	£367.00
Monthly Net Income	£192.50	£278.00
Annual Net Income	£2,310.00	£3,336.00
Net Return	8.08%	11.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,046.00**
Adjusted To

Net Return **7.15%**

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

Annual Net Income **£1,956.00**
Adjusted To

Net Return **6.84%**

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 £98,000.



£98,000

2 bedroom terraced house for sale

Crofters Mews, Blackpool, Lancashire, FY1

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 3 Apr 2025 (27 days) by



£94,950

2 bedroom terraced house for sale

Crofters Mews, Blackpool

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 17 Apr 2025 by McDonald, Fylde Coast

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom house



Grafton Street, Blackpool

NO LONGER ADVERTISED

Marketed from 12 Sep 2025 to 16 Sep 2025 (4 days) by Farrell Heyworth, Fylde Coast



£700 pcm

2 bedroom house



Grafton Street, Blackpool.

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2025 to 14 Nov 2025 (22 days) by Entwistle Green, Blackpool

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: **5 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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Crofters Mews, Blackpool, FY1

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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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