

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Branstree Road, Blackpool,  
FY4

224264174

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





## Property Description

Our latest listing is in Branstree Road, Blackpool, FY4

Get instant cash flow of **£400** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£496** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Branstree Road,  
Blackpool, FY4

224264174



## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £30 pm

Ground Rent: £0.90 pm

Lease Length: 89 years

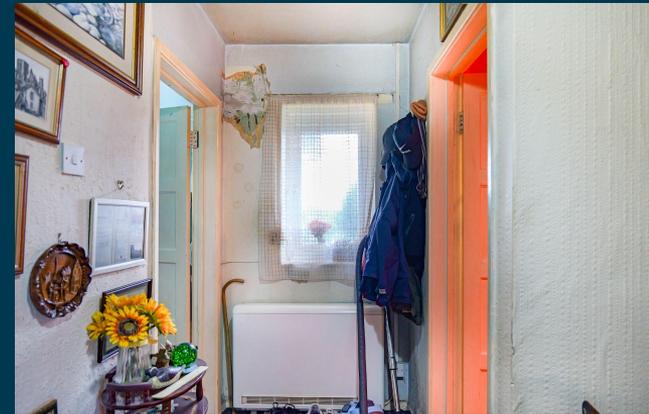
Current Rent: £400

Market Rent: £496

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

# Projected Investment Return



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 £400 per calendar month but the potential market rent is

£ 496

Returns Based on Rental Income	£400	£496
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	£0.90	
Letting Fees	£40.00	£49.60
<b>Total Monthly Costs</b>	<b>£289.03</b>	<b>£298.63</b>
<b>Monthly Net Income</b>	<b>£110.98</b>	<b>£197.38</b>
<b>Annual Net Income</b>	<b>£1,331.70</b>	<b>£2,368.50</b>
<b>Net Return</b>	<b>6.50%</b>	<b>11.55%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,376.50**  
Adjusted To

Net Return                      **6.71%**

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

Annual Net Income      **£1,404.30**  
Adjusted To

Net Return                      **6.85%**

# 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

Oakleaf Way, Blackpool, FY4

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2021 to 8 Jul 2022 (239 days) by Roman James Estates, Blackpool



£85,000

## 2 bedroom house for sale

+ Add to report

Acorn Mews, Blackpool

NO LONGER ADVERTISED

Marketed from 24 Mar 2020 to 23 Nov 2020 (243 days) by Farrell Heyworth, covering Blackpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £499 based on the analysis carried out by our letting team at **Let Property Management**.



£499 pcm

## 1 bedroom flat

Cherry Tree Road North, Blackpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2024 to 6 Dec 2024 (14 days) by Tiger Sales & Lettings, Blackpool

+ Add to report



£433 pcm

## 1 bedroom flat

Howarth Close, Blackpool, Lancashire, FY4

NO LONGER ADVERTISED

Marketed from 7 Jan 2026 to 2 Feb 2026 (26 days) by Muir Group, Lettings Team

+ 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: **4 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.



**LETPROPERTY**