

LET PROPERTY PACK

INVESTMENT INFORMATION

Sephton Street, Lostock
Hall, Preston, PR5 5RP

218546057

 www.letproperty.co.uk





Property Description

Our latest listing is in Sephton Street, Lostock Hall, Preston, PR5 5RP

Get instant cash flow of **£725** per calendar month with a **7.25%** Gross Yield for investors.

This property has a potential to rent for **£781** which would provide the investor a Gross Yield of **7.81%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Sephton Street, Lostock
Hall, Preston, PR5 5RP

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Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £781

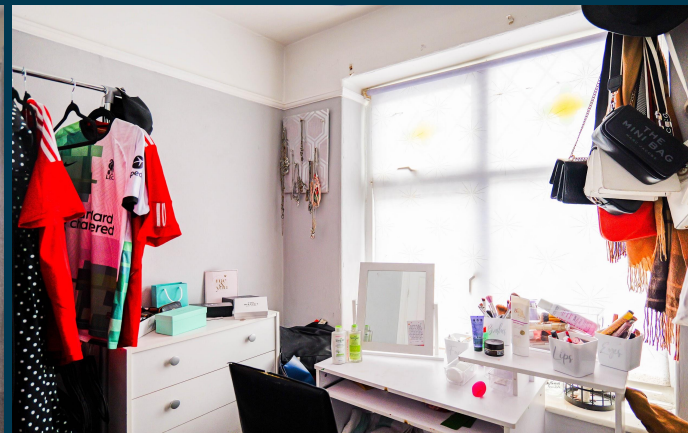
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£781



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



Returns Based on Rental Income	£725	£781
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.50	£78.10
Total Monthly Costs	£518.75	£524.35
Monthly Net Income	£206.25	£256.65
Annual Net Income	£2,475.00	£3,079.80
Net Return	5.80%	7.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,517.80**
Adjusted To

Net Return **3.56%**

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

Annual Net Income **£1,009.80**
Adjusted To

Net Return **2.37%**

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 £160,000.



£160,000

3 bedroom terraced house for sale

+ Add to report

Golden Hill Lane, Leyland, Lancashire, PR25

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Jun 2024 to 29 Nov 2024 (161 days) by Entwistle Green, Leyland

Spacious garden fronted mid terrace. | Two stunning reception rooms, fitted kitchen. | Three doub...



£159,995

3 bedroom terraced house for sale

+ Add to report

Woodville Street, Farington, Leyland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Mar 2025 by Ben Rose, Leyland

Three Bedroom | Mid Terrace | First Time Buyers | Close To Amenities | Excellent Travel Links | Mu...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom terraced house

+ Add to report

East Street, Farington, Leyland

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Oct 2024 to 16 Dec 2024 (54 days) by Ben Rose, Chorley

Three Bedroom | Mid Terrace | Close To Amenities | Good Travel Links | Pets Allowed | Must Be Vie...



£800 pcm

3 bedroom terraced house

+ Add to report

School Lane, Bamber Bridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Nov 2024 to 2 Apr 2025 (145 days) by Open House Preston Ltd, Preston

Available Immediately! | Newly Renovated Property! | Great Family Home | Three Bedrooms | Gas Cen...

Current Tenant Profile



As this property is currently tenanted, 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: **3 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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