

LET PROPERTY PACK

INVESTMENT INFORMATION

Holborn Hill, Millom, LA18

220690233

 www.letproperty.co.uk





Property Description

Our latest listing is in Holborn Hill, Millom, LA18

Get instant cash flow of **£368.33** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£654** which would provide the investor a Gross Yield of **11.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Holborn Hill, Millom, LA18

220690233



Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge and Dining Space

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 981 years

Current Rent: £368.33

Market Rent: £654

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

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 £368.33 per calendar month but the potential market rent is

£ 654

Returns Based on Rental Income	£368.33	£654
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Leasehold	
Letting Fees	£36.83	£65.40
Total Monthly Costs	£267.46	£296.03
Monthly Net Income	£100.87	£357.98
Annual Net Income	£1,210.46	£4,295.70
Net Return	5.58%	19.80%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,987.70**
Adjusted To

Net Return **13.77%**

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

Annual Net Income **£3,260.70**
Adjusted To

Net Return **15.03%**

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 £75,000.



£75,000

1 bedroom flat for sale

+ Add to rep

Oriana Mews, Powerful Street, Walney, Barrow-in-furness, LA14 3PJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jul 2024 to 3 Mar 2025 (236 days) by Poole Townsend, Barrow-in-Furness



£70,000

1 bedroom ground floor flat for sale

+ Add

Thames Road, Walney, Barrow-in-Furness

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 6 Sep 2024 (178 days) by J H Homes, Ulverston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £475 based on the analysis carried out by our letting team at **Let Property Management**.



£475 pcm

1 bedroom flat

+ Add to rep

15 West County Court, Millom

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by Century Lettings, Barrow-In-Furness



£425 pcm

1 bedroom flat

+ Add to rep

Flat 5 West County Court, Millom.

NO LONGER ADVERTISED

Marketed from 8 Apr 2025 to 4 Jun 2025 (57 days) by Century Lettings, Barrow-In-Furness

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
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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