

LET PROPERTY PACK

INVESTMENT INFORMATION

Williamson Road,
Lancaster, LA1

226507077

 www.letproperty.co.uk





Property Description

Our latest listing is in Williamson Road, Lancaster, LA1

Get instant cash flow of **£800** per calendar month with a **4.9%** Gross Yield for investors.

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

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,500.00 and borrowing of £146,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,500.00

25% Deposit	£48,875.00
SDLT Charge	£11,185
Legal Fees	£1,000.00
Total Investment	£61,060.00

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 £800 per calendar month

Returns Based on Rental Income	£800
Mortgage Payments on £146,625.00 @ 5%	£610.94
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£80.00
Total Monthly Costs	£705.94
Monthly Net Income	£94.06
Annual Net Income	£1,128.75
Net Return	1.85%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£471.25**

Net Return **-0.77%**

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

Annual Net Income Adjusted To **-£1,803.75**

Net Return **-2.95%**

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 £200,000.



3 bedroom terraced house for sale

+ Add to report

Ullswater Road, Lancaster, LA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2022 to 13 Mar 2023 (244 days) by Fisher Wrathall, Lancaster

£200,000



3 bedroom house for sale

+ Add to report

Kentmere Road, Lancaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2022 to 10 Apr 2023 (374 days) by Farrell Heyworth, Lancaster & North Lancashire

£199,950

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**.



3 bedroom terraced house

+ Add to report

Hinde Street, Lancaster, LA1

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2025 to 6 May 2025 (35 days) by Northwood, Lancaster

£850 pcm



3 bedroom terraced house

+ Add to report

Hinde Street, Lancaster, Lancashire, LA1

NO LONGER ADVERTISED

LET AGREED






Marketed from 26 Sep 2025 to 11 Dec 2025 (76 days) by HNC Lettings & Property Management, Carnforth

£825 pcm

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: **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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