

LET PROPERTY PACK

INVESTMENT INFORMATION

Westham Street, Lancaster
LA1

226612524

 www.letproperty.co.uk





Property Description

Our latest listing is in Westham Street, Lancaster LA1

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£753** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

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...



Westham Street,
Lancaster LA1

226612524



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £753

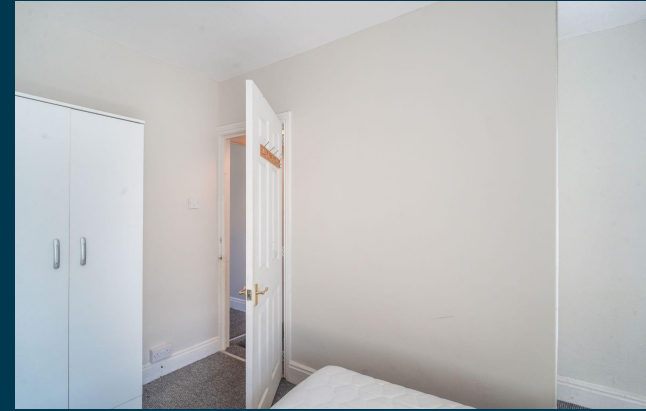
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit £37,500.00

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

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 £750 per calendar month but the potential market rent is

£ 753

Returns Based on Rental Income	£750	£753
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£75.30
Total Monthly Costs	£558.75	£559.05
Monthly Net Income	£191.25	£193.95
Annual Net Income	£2,295.00	£2,327.40
Net Return	4.94%	5.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£821.40**
Adjusted To

Net Return **1.77%**

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

Annual Net Income **£77.40**
Adjusted To

Net Return **0.17%**

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 £170,000.



£170,000

2 bedroom terraced house for sale

+ Add to report

Bowerham Road, Lancaster | Stone-built Victorian terrace with off-street parking!

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Aug 2025 to 20 Dec 2025 (111 days) by JD Gallagher Estate Agents, Lancaster



£159,950

2 bedroom end of terrace house for sale

+ Add to report

Tower Court, Lancaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2023 to 25 Jan 2024 (133 days) by Houseclub, Lancaster

Rent Comparables Report



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



£850 pcm

2 bedroom terraced house

Westham Street, Lancaster

CURRENTLY ADVERTISED

Marketed from 9 Jul 2026 by R&B Estate Agents, Lancaster

+ Add to report



£775 pcm

2 bedroom end of terrace house

Westham Street, Lancaster

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 24 Apr 2025 (15 days) by Mighty House Estates, Lancaster

+ 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: **Moved in 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.



Westham Street, Lancaster LA1

226612524

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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