

LET PROPERTY PACK

INVESTMENT INFORMATION

Denis Street, Lancaster, LA1

228251619

 www.letproperty.co.uk





Property Description

Our latest listing is in Denis Street, Lancaster, LA1

Get instant cash flow of **£1,993** per calendar month with a **13.0%** Gross Yield for investors.

This property has a potential to rent for **£2,167** which would provide the investor a Gross Yield of **14.1%** 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...



Denis Street, Lancaster,
LA1

228251619



Property Key Features

4 Bed Student Let HMO

2 Bathrooms

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,993

Market Rent: £2,167

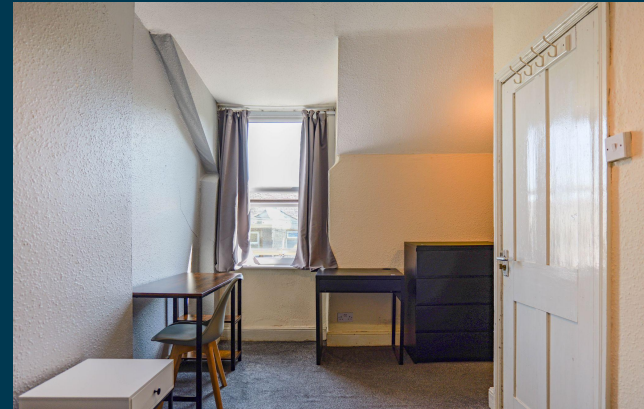
Lounge



Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

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 £1,993 per calendar month but the potential market rent is

£ 2,167

Returns Based on Rental Income	£1,993	£2,167
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£199.33	£216.67
Total Monthly Costs	£789.33	£806.67
Monthly Net Income	£1,204.00	£1,360.00
Annual Net Income	£14,447.96	£16,320.04
Net Return	25.18%	28.44%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£11,986.70**

Net Return **20.89%**

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

Annual Net Income Adjusted To **£13,560.04**

Net Return **23.63%**

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 £220,000.



£220,000

4 bedroom terraced house for sale

Ullswater Road, Lancaster, LA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Oct 2024 to 14 Feb 2025 (132 days) by Lancastrian Estates, Lancaster

+ Add to report



£195,000

4 bedroom house for sale

Albion Street, Lancaster

NO LONGER ADVERTISED

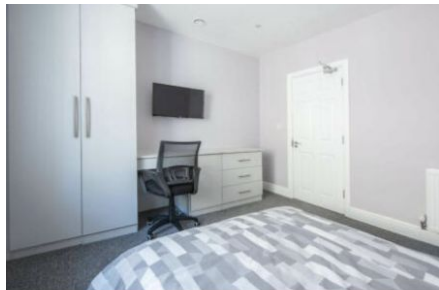
Marketed from 15 Sep 2022 to 18 Jan 2024 (489 days) by Farrell Heyworth, Lancaster & North Lancashire

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,860 based on the analysis carried out by our letting team at **Let Property Management**.



£2,860 pcm

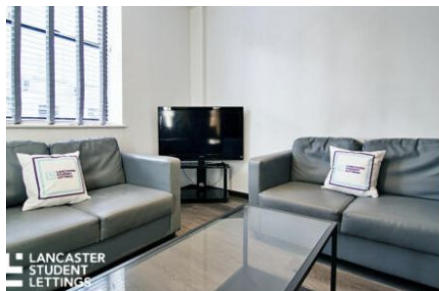
4 bedroom house

Lucy Street, Lancaster

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 26 Mar 2025 (152 days) by Lancaster Student Lettings, Lancaster

+ Add to report



£2,253 pcm

4 bedroom house

2 New Road, Lancaster

NO LONGER ADVERTISED

Marketed from 15 Jan 2024 to 16 Jan 2024 by Lancaster Student Lettings, 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 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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