

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lune Street, Lancaster, LA1

227140445

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lune Street, Lancaster LA1

Get instant cash flow of **£800** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **8.7%** 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...**



Lune Street, Lancaster  
LA1

227140445



## Property Key Features

4 bedrooms

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: FREEHOLD

Current Rent: £800

Market Rent: £1,200

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 166,000

SDLT Charge £9,120

Legal Fees £1,000

Total Investment £176,120

# 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 but the potential market rent is

£ 1,200

| Returns Based on Rental Income  | £800      | £1,200     |
|---------------------------------|-----------|------------|
| Est. Building Cover (Insurance) | £15.00    |            |
| Approx. Factor Fees             | £0.00     |            |
| Ground Rent                     | £0.00     |            |
| Letting Fees                    | £80.00    | £120.00    |
| Total Monthly Costs             | £95.00    | £135.00    |
| Monthly Net Income              | £705.00   | £1,065.00  |
| Annual Net Income               | £8,460.00 | £12,780.00 |
| Net Return                      | 4.80%     | 7.26%      |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£10,380**  
Adjusted To

Net Return                      **5.89%**

# 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 £180,000.



£180,000

## 4 bedroom terraced house for sale

+ Add to report

17 Greenfield Street, Lancaster, Lancashire, LA1 3QE

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 5 Nov 2025 (372 days) by Lambert Smith Hampton, Auctions



£175,000

## 4 bedroom end of terrace house for sale

+ Add to report

St. Leonards Gate, Lancaster, LA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Nov 2023 to 23 Feb 2024 (102 days) by JD Gallagher Estate Agents, Lancaster

Communal lounge/diner/kitchen | Now rented for academic year 23/24 at gross annual income of £20,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

## 4 bedroom terraced house

+ Add to report

The Roundhouse, Nelson Street, Lancaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Feb 2024 to 4 Apr 2024 (34 days) by Sue Bridges, Lancaster

4 Bedrooms | City Centre Location | Electric Heating | En Suite to the Master Bedroom | Enclosed



£1,200 pcm

## 4 bedroom terraced house

+ Add to report

New Road, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 29 Jul 2024 to 19 Aug 2024 (21 days) by Northwood, Lancaster

Four Bedroom Family Home | Modern and Sleek Kitchen | En Suite to Master | Courtyard to Rear | La

# 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.



Lune Street, Lancaster LA1

PROPERTY ID: 12345678

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.



**LETPROPERTY**