

LET PROPERTY PACK

INVESTMENT INFORMATION

Nun's Street, Lancaster, LA1

226507306

 www.letproperty.co.uk





Property Description

Our latest listing is in Nun's Street, Lancaster, LA1

Get instant cash flow of **£595** per calendar month with a **3.4%** Gross Yield for investors.

This property has a potential to rent for **£1,135** which would provide the investor a Gross Yield of **6.6%** 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...



Nun's Street, Lancaster,
LA1

226507306



Property Key Features

2 Bedrooms

1 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595

Market Rent: £1,135

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

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 £595 per calendar month but the potential market rent is

£ 1,135

Returns Based on Rental Income	£595	£1,135
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£113.50
Total Monthly Costs	£721.38	£775.38
Monthly Net Income	-£126.38	£359.63
Annual Net Income	-£1,516.50	£4,315.50
Net Return	-2.34%	6.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,045.50**
Adjusted To

Net Return **3.16%**

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

Annual Net Income **£1,210.50**
Adjusted To

Net Return **1.87%**

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 £219,950.



£219,950

2 bedroom terraced house for sale

[+ Add to report](#)

Grasmere Road, Lancaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2023 to 10 Jan 2024 (166 days) by Houseclub, Lancaster



£215,000

2 bedroom terraced house for sale

[+ Add to report](#)

Park Road, Lancaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Mar 2023 to 2 Aug 2023 (138 days) by JD Gallagher Estate Agents, Lancaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom terraced house

Hartington Street, Lancaster

CURRENTLY ADVERTISED

Marketed from 22 Jul 2026 by I Am The Agent, Nationwide

+ Add to report



£950 pcm

2 bedroom house

Swallow Wharf, Troutbeck Road, Lancaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Mar 2025 to 30 May 2025 (79 days) by Entwistle Green, 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.



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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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