

LET PROPERTY PACK

INVESTMENT INFORMATION

Westham Street,
Lancaster, LA1

226280556

 www.letproperty.co.uk





Property Description

Our latest listing is in Westham Street, Lancaster, LA1

Get instant cash flow of **£700** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **5.8%** 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

226280556



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0.00

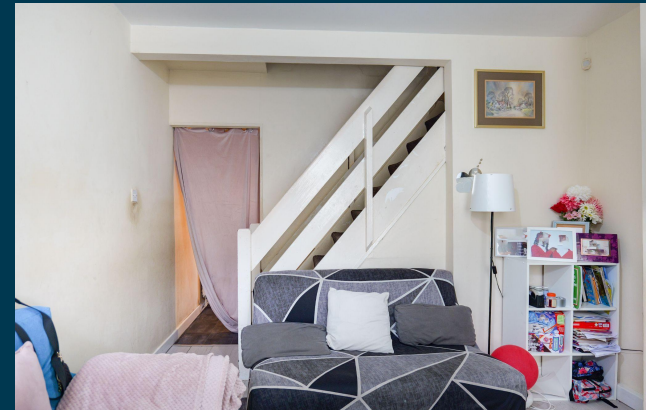
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £748

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 155,250.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £38,812.50 |
| SDLT Charge | £8,368 |
| Legal Fees | £1,000.00 |
| Total Investment | £48,180.00 |

Figures based on assumed purchase price of £155,250.00 and borrowing of £116,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £700 per calendar month but the potential market rent is

£ 748

| Returns Based on Rental Income | £700 | £748 |
|---------------------------------------|------------------|------------------|
| Mortgage Payments on £116,437.50 @ 5% | £485.16 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £70.00 | £74.80 |
| Total Monthly Costs | £570.16 | £574.96 |
| Monthly Net Income | £129.84 | £173.04 |
| Annual Net Income | £1,558.13 | £2,076.53 |
| Net Return | 3.23% | 4.31% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£580.53**
Adjusted To

Net Return **1.20%**

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

Annual Net Income **-£252.23**
Adjusted To

Net Return **-0.52%**

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 £165,000.



2 bedroom end of terrace house for sale

+ Add to report

Eastham Street, Lancaster, Lancashire, LA1

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Apr 2025 to 15 Nov 2025 (200 days) by Entwistle Green, Lancaster

£165,000



2 bedroom terraced house for sale

+ Add to report

Adelphi Street, Lancaster | Chain Free, Desirable Location

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Feb 2025 to 21 Jun 2025 (130 days) by Yes Move, Lancaster

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

+ Add to report

Westham Street, Lancaster

NO LONGER ADVERTISED

Marketed from 21 Aug 2025 to 22 Aug 2025 (1 days) by Mighty House Estates, Lancaster

£775 pcm



2 bedroom house

+ Add to report

Westham Street, Moorlands, Lancaster, LA1

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 May 2026 by Entwistle Green, Lancaster

£750 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: **6 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

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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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