

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

187 Lancaster Road,
Morecambe, LA4

227860044





PROPERTY DESCRIPTION

Our latest listing is in 187 Lancaster Road, Morecambe, LA4

Rent currently agreed with tenant of **£2,184** per calendar month which calculates to a **10.1% Gross Yield** for investors.

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.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

4 Bedrooms

4 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £2,184

Lounge



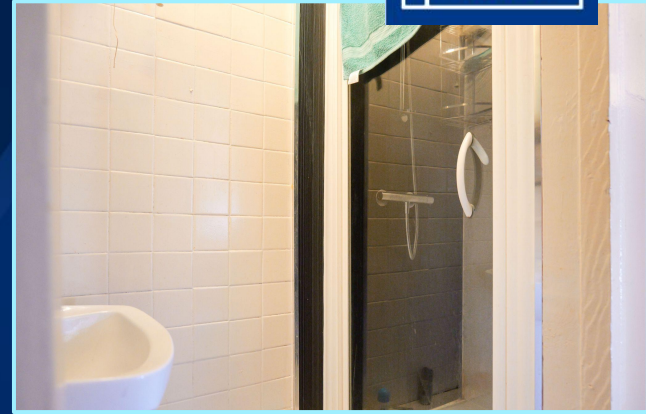
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£260,000

10% Deposit (£5,000 Minimum) **£26,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£32,000**

Purchase Balance **£234,000**

SDLT Charge **£16,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£251,000**

Your total all in costs would be ~£251,000 after taxes and fees based on a purchase price of £260,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £269,950.



£269,950

5 bedroom house for sale

Lancaster Road, Morecambe

NO LONGER ADVERTISED

Marketed from 23 Apr 2026 to 20 Jul 2026 (87 days) by Farrell Heyworth, Morecambe

[+ Add to report](#)



£265,000

5 bedroom terraced house for sale

Lancaster Road, Morecambe, Lancashire

CURRENTLY ADVERTISED

Marketed from 27 Aug 2026 by Tenanted Property Auctions, Manchester

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,211 based on the analysis carried out by our lettings team.



£2,211 pcm

4 bedroom house

China Street, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 17 Mar 2025 by HYBR, National

[+ Add to report](#)



£2,200 pcm

4 bedroom house share

Mill Street, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 12 Oct 2022 to 11 Nov 2025 (1126 days) by UK Rooms for Rent Limited, Manchester

[+ Add to report](#)



187 Lancaster Road, Morecambe, LA4

PROPERTY ID: 227860044

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.