

LET PROPERTY PACK

INVESTMENT INFORMATION

Westham Street, Lancashire,
LA1

227133983

 www.letproperty.co.uk





Property Description

Our latest listing is in Westham Street, Lancashire, LA1

Get instant cash flow of **£800** per calendar month with a **6.0%** 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.

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



Westham Street,
Lancashire, LA1

227133983



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: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

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 £800 per calendar month

Returns Based on Rental Income	£800
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£80.00
Total Monthly Costs	£598.13
Monthly Net Income	£201.88
Annual Net Income	£2,422.50
Net Return	4.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£822.50**
Adjusted To

Net Return **1.64%**

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

Annual Net Income **£7.50**
Adjusted To

Net Return **0.01%**

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.



2 bedroom town house for sale

[+ Add to report](#)

Primrose Street, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 5 Nov 2024 (87 days) by JD Gallagher Estate Agents, Lancaster

£180,000



2 bedroom terraced house for sale

[+ Add to report](#)

Primrose Street | Well-presented period terrace spans three floors!

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2025 to 13 Mar 2026 (244 days) by JD Gallagher Estate Agents, Lancaster

£175,000

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

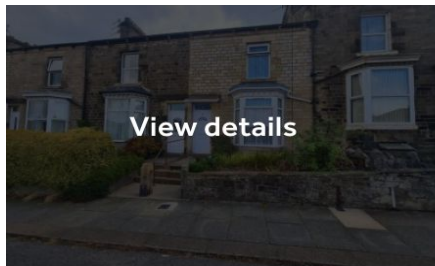
2 bedroom terraced house

Bowerham Road, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 18 Jun 2026 to 19 Jun 2026 by Northwood, Lancaster

+ Add to report



View details

£950 pcm

2 bedroom terraced house

Bowerham Road, Bowerham, Lancaster, LA1

NO LONGER ADVERTISED

Marketed from 31 Aug 2023 to 20 Sep 2023 (20 days) by Northwood, 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**



Current term of tenancy: **2 months**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order

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, Lancashire, LA1

227133983

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