

LET PROPERTY PACK

INVESTMENT INFORMATION

Bateman Road,
Morecambe, LA4

226837262

 www.letproperty.co.uk





Property Description

Our latest listing is in Bateman Road, Morecambe, LA4

Get instant cash flow of **£800** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£956** which would provide the investor a Gross Yield of **6.4%** 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...



Bateman Road,
Morecambe, LA4

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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800

Market Rent: £956

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £180,000.

ASSUMED PURCHASE PRICE

£ 180,000

| | |
|------------------|----------|
| SDLT Charge | £10,100 |
| Legal Fees | £1,000 |
| Total Investment | £191,100 |

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 956

| Returns Based on Rental Income | £800 | £956 |
|---------------------------------|------------------|-------------------|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £80.00 | £95.60 |
| Total Monthly Costs | £95.00 | £110.60 |
| Monthly Net Income | £705.00 | £845.40 |
| Annual Net Income | £8,460.00 | £10,144.80 |
| Net Return | 4.43% | 5.31% |

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£8,233**
Adjusted To

Net Return **4.31%**

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 £185,000.



£185,000

3 bedroom semi-detached house for sale

[+ Add to report](#)

Thirlmere Drive, Morecambe

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Jun 2022 to 20 Oct 2022 (125 days) by Houseclub, Lancaster



£182,500

3 bedroom semi-detached house for sale

[+ Add to report](#)

Hawarden Avenue, Morecambe

NO LONGER ADVERTISED

Marketed from 6 Jan 2021 to 25 Feb 2021 (50 days) by R & B Estates, Lancaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£980** based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Langdale Road, Morecambe

NO LONGER ADVERTISED

Marketed from 11 Apr 2025 to 15 Apr 2025 (3 days) by ibay Homes, Morecambe

£980 pcm



3 bedroom house

+ Add to report

Ashbourne Grove, Morecambe, LA3

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2024 to 23 Dec 2024 (42 days) by Entwistle Green, Lancaster

£975 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: **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.



www.letproperty.co.uk

Bateman Road, Morecambe, LA4

PROPERTY ID: 226837262

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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