

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandside, Milnthorpe, LA7

228443572

 www.letproperty.co.uk





Property Description

Our latest listing is in
Sandside, Milnthorpe, LA7

Get instant cash flow of **£2,260** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£2,960** which would provide the investor a Gross Yield of **9.4%** 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...



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Property Key Features

Portfolio of 4 Flats

8 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,260

Market Rent: £2,960

Lounge



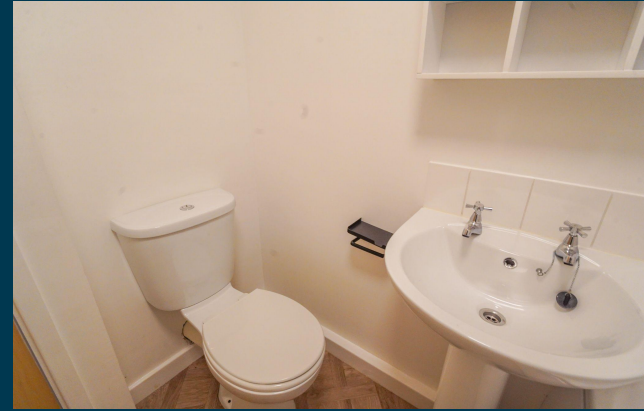
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £379,500.00 and borrowing of £284,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 379,500.00

25% Deposit £94,875.00

SDLT Charge £27,950

Legal Fees £1,000.00

Total Investment £123,825.00

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 £2,260 per calendar month but the potential market rent is

£ 2,960

Returns Based on Rental Income	£2,260	£2,960
Mortgage Payments on £284,625.00 @ 5%	£1,185.94	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	FREEHOLD	
Ground Rent	FREEHOLD	
Letting Fees	£226.00	£296.00
Total Monthly Costs	£1,426.94	£1,496.94
Monthly Net Income	£833.06	£1,463.06
Annual Net Income	£9,996.75	£17,556.75
Net Return	8.07%	14.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,636.75**
Adjusted To

Net Return **9.40%**

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

Annual Net Income **£11,864.25**
Adjusted To

Net Return **9.58%**

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 £445,000.



2 bedroom apartment for sale

[+ Add to report](#)

The Promenade, Arnside, LA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Aug 2024 to 19 Dec 2025 (490 days) by Waterhouse Estate Agents, Milnthorpe

£445,000



2 bedroom apartment for sale

[+ Add to report](#)

2 Sandhurst, 47 The Promenade, Arnside, Cumbria, LA5 0AD

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Apr 2024 to 18 Nov 2024 (205 days) by Hackney & Leigh, Arnside

£385,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,467 based on the analysis carried out by our letting team at **Let Property Management**.



£3,467 pcm

2 bedroom apartment

Skipton Street, Morecambe

NO LONGER ADVERTISED

Marketed from 21 Mar 2024 to 9 Aug 2024 (140 days) by Mighty House Estates, Lancaster

+ Add to report



£3,000 pcm

2 bedroom apartment

Coniston House, Laurel Mount, Bolton, Appleby-In-Westmorland Serviced Accommodation

NO LONGER ADVERTISED

Marketed from 20 Oct 2023 to 6 Dec 2023 (46 days) by Residential Estates, Chester

+ 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 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.



Interested in this
property investment?

Call us on
0141 478 0985

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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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