LET PROPERTY PACK

INVESTMENT INFORMATION

Lune Street, Preston, PR1

228870753

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LETPROPERTY



Property Description

Our latest listing is in Lune Street, Preston, PR1

Get instant cash flow of **£585** per calendar month with a **14.0%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Lune Street, Preston, PR1

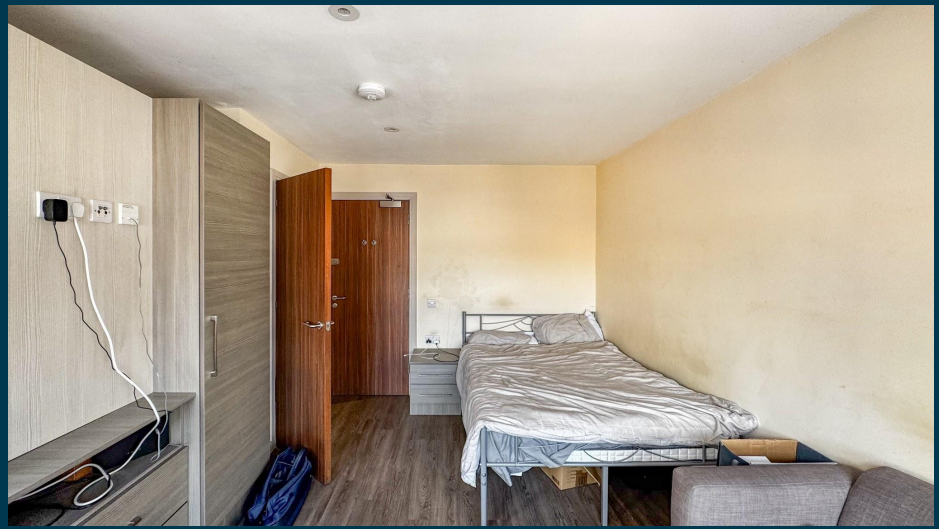
228870753

Property Key Features

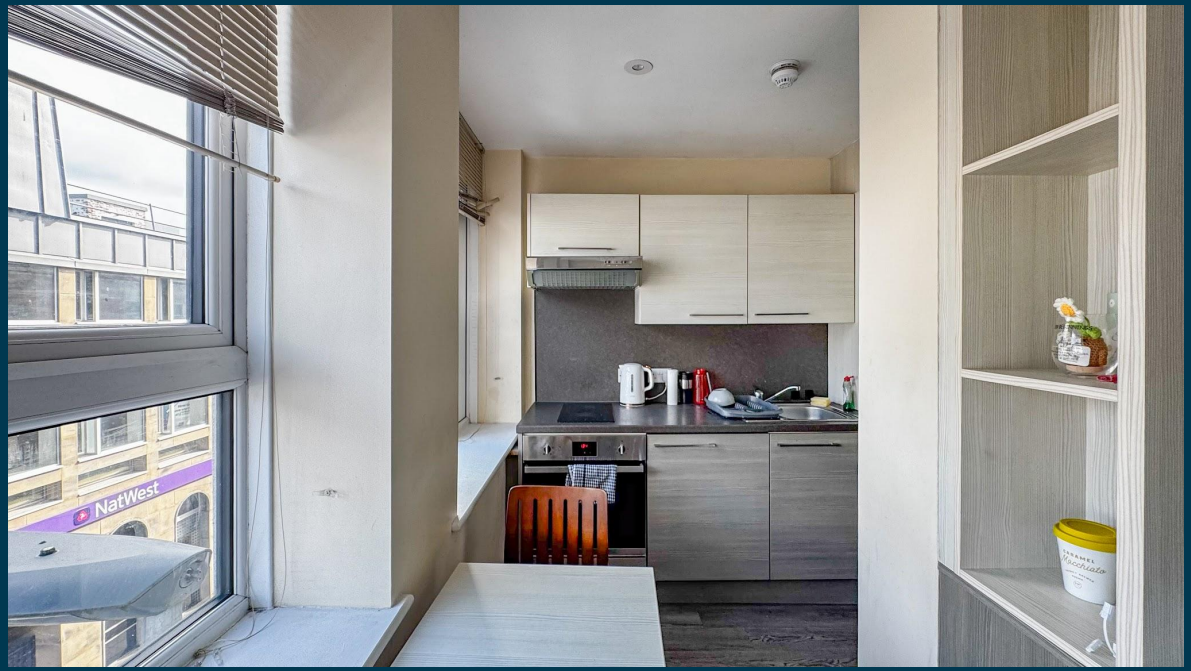
- Studio Flat
- 1 Bathroom
- Spacious Living Space
- Fully-Equipped Modern Kitchen
- Factor Fees: £169.00 pm
- Ground Rent: £33.00 pm
- Lease Length: 237 years
- Current Rent: £585

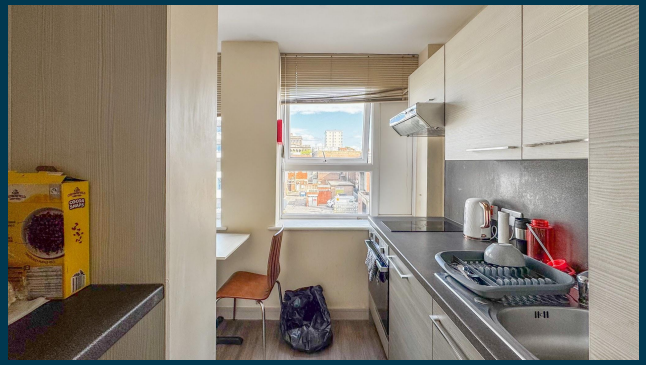
Spacious Living Spaces





Kitchen



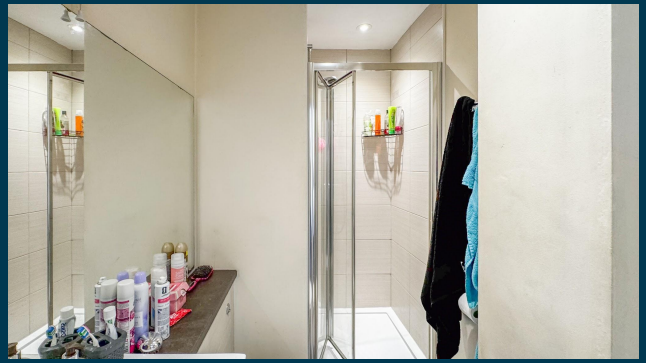




Bathroom







Exterior


SMOKES'N JOKES
VAPES | CIGARS | ACCESSORIES
hellewell
menswear


SMOKES'N JOKES



Initial Outlay



ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge	**£2,500**
Legal Fees	**£1,000**
Total Investment	**£53,500**

Outlay figures based on assumed cash purchase of 50,000.

Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month.

Returns Based on Rental Income	**£585**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£169.00**
Ground Rent	**£33.00**
Letting Fees	**£58.50**
Total Monthly Costs	**£275.50**
Monthly Net Income	**£309.50**
Annual Net Income	**£3,714.00**
Net Return	**6.94%**

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 Adjusted To	**£2,544**
Net Return	**4.76%**

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 £70,000.



Studio flat for sale

Cross Street, Preston

NO LONGER ADVERTISED

Marketed from 3 Mar 2021 to 24 Mar 2021 (20 days) by Edward Mellor Ltd, Auction

£70,000



Studio flat for sale

Lunar House, 3-5 Lune Street, Preston, PR1 2NL

NO LONGER ADVERTISED

Marketed from 10 Nov 2022 to 10 Nov 2022 by yieldit, Manchester

£65,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



Studio flat

Lune Street, Preston, PR1

CURRENTLY ADVERTISED

Marketed from 23 Sep 2026 by Kingswood, Fulwood

£750 pcm



Studio flat

Lune Street, Preston, PR1

CURRENTLY ADVERTISED

Marketed from 26 May 2026 by Kingswood, Fulwood

£725 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.



Interested in this property investment?

Call us on 0141 478 0985

www.letproperty.co.uk

Lune Street, Preston, PR1

PROPERTY ID: 228870753

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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