

LET PROPERTY PACK

INVESTMENT INFORMATION

Sandylands Promenade,
Morecambe, LA3

211557274

 www.letproperty.co.uk





Property Description

Our latest listing is in Sandylands Promenade, Morecambe, LA3

Get instant cash flow of **£575** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£662** which would provide the investor a Gross Yield of **7.2%** 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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Morecambe, LA3

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £105.00 PM

Ground Rent: TBC

Lease Length: 980 years

Current Rent: £575

Market Rent: £662

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 662



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



Returns Based on Rental Income	£575	£662
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£105.00	
Ground Rent	TBC	
Letting Fees	£57.50	£66.20
Total Monthly Costs	£521.25	£529.95
Monthly Net Income	£53.75	£132.05
Annual Net Income	£645.00	£1,584.60
Net Return	1.90%	4.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£260.60**
Adjusted To

Net Return **0.77%**

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

Annual Net Income **-£65.40**
Adjusted To

Net Return **-0.19%**

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 £125,000.



£125,000

1 bedroom flat for sale

+ Add to report

Sandylands Promenade, Morecambe, Lancashire, LA3

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Aug 2024 to 8 Aug 2025 (351 days) by Entwistle Green, Morecambe



£125,000

1 bedroom flat for sale

+ Add to report

Grosvenor Apartments, Sandylands Promenade, Morecambe



NO LONGER ADVERTISED

Marketed from 11 Jul 2023 to 3 Oct 2025 (815 days) by Farrell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£780 pcm</p>	<p>1 bedroom apartment</p> <p>+ Add to report</p> <p>Bold Street, Morecambe, Lancashire, LA3</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 17 Sep 2025 by Placefirst, Bay Mill</p>
 <p>£775 pcm</p>	<p>1 bedroom ground floor flat</p> <p>+ Add to report</p> <p>Bold Street, Morecambe, Lancashire, LA3</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 28 Oct 2025 to 10 Nov 2025 (13 days) by Placefirst, Bay Mill</p>

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: **3 years +**



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.



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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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