

LET PROPERTY PACK

INVESTMENT INFORMATION

Castlehey, Skelmersdale,
WN8

174744409

 www.letproperty.co.uk





Property Description

Our latest listing is in Castlehey, Skelmersdale, WN8

Get instant cash flow of **£1,500** per calendar month with a **9.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

5 Bedrooms

3 Bathrooms

Driveway and Garage

Backyard

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: £0.00

Current Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 200,000

25% Deposit	£50,000.00
SDLT Charge	6000
Legal Fees	£1,000.00
Total Investment	£57,000.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,500
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£150.00
Total Monthly Costs	£790.00
Monthly Net Income	£710
Annual Net Income	£8,520
Net Return	14.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,520**
Adjusted To

Net Return **9.68%**

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

Annual Net Income **£5,520**
Adjusted To

Net Return **9.68%**

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 £225,000.



£225,000

5 bedroom detached house for sale

Blaydon Park, Skelmersdale

+ Add to report

NO LONGER ADVERTISED

EXCEPTIONAL ARCHITECT DESIGNED FIVE BEDROOM HOUSENO CHAIN***
Loc8 Estate Agents are thrille...

SOLD PRICE HISTORY



£200,000

5 bedroom detached house for sale

Ormskirk Road, , Skelmersdale, Lancashire, WN8 9AA

+ Add to report

NO LONGER ADVERTISED

Being Sold via Secure Sale online bidding. Terms & Conditions Apply | Five Bedrooms |
Gas Central...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

5 bedroom detached house

Smithy Glen Drive, Billinge

+ Add to report

NO LONGER ADVERTISED

Detached House | 5 Bedrooms | 2 Receptions | 4 Bathrooms | Driveway Parking Available | En- Suite...

SOLD PRICE HISTORY



£795 pcm

5 bedroom end of terrace house

Helmsdale, Skelmersdale, Lancashire, WN8

+ Add to report

NO LONGER ADVERTISED LET AGREED






5 good sized bedrooms | Modern kitchen and dining area | Spacious living room with patio doors....

Marketed from 15 Jun 2021 to 19 Jun 2023 (734 days) by Leef Property Management Ltd, Warrington

Current Tenant Profile



As this property is currently tenanted, 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: **Within 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.



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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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