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LET PROPERTY PACK

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INVESTMENT INFORMATION

Colinton, Skelmersdale, WN8

211440740

(🌐 www.letproperty.co.uk 🕽

LETPR[®]**PERTY**





Property Description

Our latest listing is in Colinton, Skelmersdale, WN8

Get instant cash flow of £625 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 6.3% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...

LETPR®PERTY





Colinton, Skelmersdale, WN8

211440740

3 bedroom Fac 1 bathroom Gro Spacious Room Lea

Property Key Features

Garden Ground Space

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Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £625 Market Rent: £750













Bedrooms





Bathroom





Exterior









Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£36,000.00
SDLT Charge	£4,320
Legal Fees	£1,000.00
Total Investment	£41,320.00

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. The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

Returns Based on Rental Income	£625	£750
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	твс	
Ground Rent	Freehold	
Letting Fees	£62.50	£75.00
Total Monthly Costs	£527.50	£540.00
Monthly Net Income	£97.50	£210.00
Annual Net Income	£1,170.00	£2,520.00
Net Return	2.83%	<mark>6.10%</mark>



Return Stress Test Analysis Report





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

Annual Net Income **£1,020.00** Adjusted To

Net Return 2.47%

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

Annual Net Income **£360.00** Adjusted To

Net Return

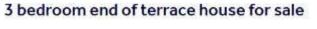
0.87%

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 £150,000.



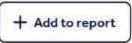
£150,000



Colinton, Skelmersdale, WN8

CURRENTLY ADVERTISED

Marketed from 18 Jul 2024 by Purplebricks, covering Wigan



3 bedroom terraced house for sale

Colinton, Skelmersdale, WN8

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Sep 2022 to 27 Jan 2023 (135 days) by Strike, Manchester

+ Add to report

£130,000

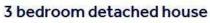
Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

£850 pcm



Earhart Close, Skelmersdale, WN8

NO LONGER ADVERTISED UNDER OFFER

Marketed from 14 Oct 2023 to 2 Nov 2023 (18 days) by The Online Letting Agents Ltd, Bury St Edmunds



3 bedroom end of terrace house

+ Add to report

+ Add to report

Colinton, Skelmersdale, WN8

NO LONGER ADVERTISED

Marketed from 11 Jul 2024 to 14 Jul 2024 (3 days) by OpenRent, London



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

