

LET PROPERTY PACK

INVESTMENT INFORMATION

Lugsmore Lane, St. Helens, WA10

220853136











Property Description

Our latest listing is in Lugsmore Lane, St. Helens, WA10

Get instant cash flow of £520 per calendar month with a 5.0% Gross Yield for investors.

This property has a potential to rent for £862 which would provide the investor a Gross Yield of 8.2% 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...







Lugsmore Lane, St. Helens, WA10



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

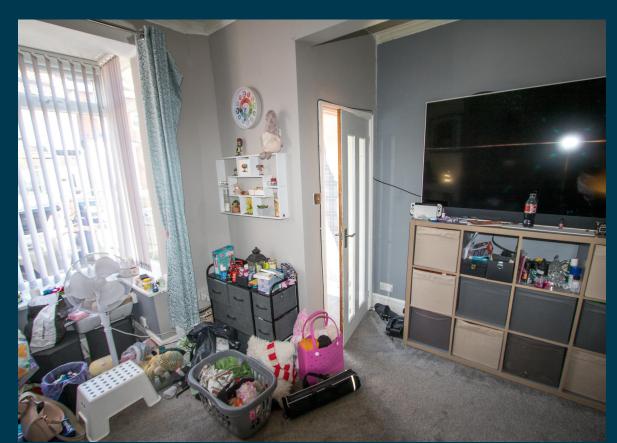
Current Rent: £520

Market Rent: £862

220853136

Lounge









Kitchen



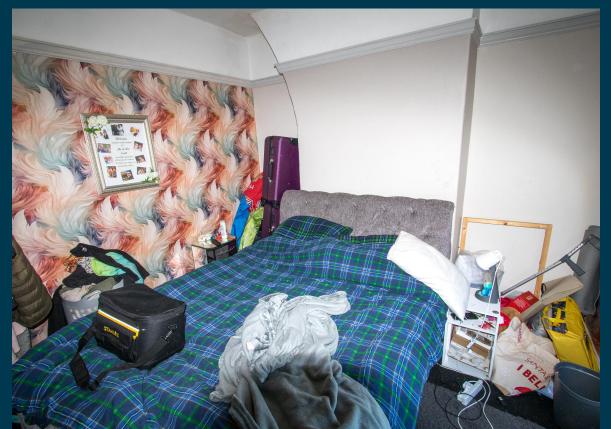






Bedrooms









Bathroom





Exterior









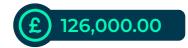
Initial Outlay





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,500.00**

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

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 £520 per calendar month but the potential market rent is

	060
(モ)	862

Returns Based on Rental Income	£520	£862
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.00	£86.20
Total Monthly Costs	£460.75	£494.95
Monthly Net Income	£59.25	£367.05
Annual Net Income	£711.00	£4,404.60
Net Return	1.83%	11.35%

Return Stress Test Analysis Report





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

£2,680.60

Annual Net Income

Adjusted To

Net Return

6.91%

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

Annual Net Income

£2,514.60

Adjusted To

Net Return

6.48%

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 £145,000.



3 bedroom terraced house for sale

+ Add to repor

Crossley Road, St. Helens

CURRENTLY ADVERTISED

Marketed from 28 Aug 2025 by Stapleton Derby, St Helens

£145,000

3 bedroom property for sale

+ Add to report

Roby Street, St. Helens, WA10

NO LONGER ADVERTISED

Marketed from 13 Feb 2025 to 25 Feb 2025 (11 days) by Ashtons Estate Agency, St Helens

£145,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at Let Property Management.



+ Add to report

Leslie Road, St. Helens, WA10 3EU

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2025 to 20 Sep 2025 (35 days) by David Davies Sales & Lettings, St. Helen's





£850 pcm

3 bedroom house

+ Add to report

Thompson Street, WA10 3DX

CURRENTLY ADVERTISED

LET AGREED

Marketed from 26 Aug 2025 by Entwistle Green, St. Helens

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: 5 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.





Interested in this property investment?

Call us on **0141 478 0985**



Lugsmore Lane, St. Helens, WA10



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.