

LET PROPERTY PACK

INVESTMENT INFORMATION

Chequer Lane,
Skelmersdale, WN8

222326995

 www.letproperty.co.uk





Property Description

Our latest listing is in Chequer Lane, Skelmersdale, WN8

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

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...



Chequer Lane,
Skelmersdale, WN8

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Property Key Features

2 bedroom

1 bathroom

Spacious Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 843 years

Current Rent: £750

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

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 £750 per calendar month but the potential market rent is

£ 875

Returns Based on Rental Income	£750	£875
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£87.50
Total Monthly Costs	£605.63	£618.13
Monthly Net Income	£144.38	£256.88
Annual Net Income	£1,732.50	£3,082.50
Net Return	3.38%	6.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,332.50**
Adjusted To

Net Return **2.60%**

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

Annual Net Income **£607.50**
Adjusted To

Net Return **1.18%**

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 £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Chequer Lane, Upholland, WN8 0DA

NO LONGER ADVERTISED

Marketed from 16 Jan 2025 to 13 Mar 2025 (55 days) by Neil Robinson, Ashton-In-Makerfield



£150,000

2 bedroom semi-detached house for sale

+ Add to report

Back Lane, Holland Moor, Skelmersdale, Lancashire, WN8

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2024 to 8 May 2025 (177 days) by Entwistle Green, St Helens

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**.



£875 pcm

2 bedroom semi-detached house

Cedar Grove, Skelmersdale, Lancashire, WN8

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2024 to 11 Oct 2024 (64 days) by Your Move, Skelmersdale

+ Add to report



£850 pcm

2 bedroom semi-detached house

Back Lane, Holland Moor, Skelmersdale, WN8

CURRENTLY ADVERTISED

Marketed from 3 Nov 2025 by OpenRent, London

+ Add to report

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.



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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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