

LET PROPERTY PACK

INVESTMENT INFORMATION

Millrose Close,
Skelmersdale, WN8

222066679

 www.letproperty.co.uk





Property Description

Our latest listing is in Millrose Close, Skelmersdale, WN8

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Millrose Close,
Skelmersdale, WN8

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Property Key Features

4 bedrooms

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £253,000.00 and borrowing of £189,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 253,000.00

25% Deposit	£63,250.00
SDLT Charge	£15,300
Legal Fees	£1,000.00
Total Investment	£79,550.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 1,500



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



Returns Based on Rental Income	£1,500
Mortgage Payments on £189,750.00 @ 5%	£790.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£150.00
Total Monthly Costs	£955.63
Monthly Net Income	£544.38
Annual Net Income	£6,532.50
Net Return	8.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,532.50**
Adjusted To

Net Return **4.44%**

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

Annual Net Income **£2,737.50**
Adjusted To

Net Return **3.44%**

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 £210,000.



£210,000

3 bedroom detached house for sale

Merewood, Skelmersdale, Lancashire, WN8

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Nov 2021 to 5 Aug 2022 (262 days) by Your Move, Skelmersdale



£210,000

3 bedroom detached house for sale

Findon Way, Skelmersdale, Lancashire, WN8 6HG

NO LONGER ADVERTISED

Marketed from 18 Nov 2024 to 27 Nov 2024 (9 days) by New Home Agents, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,750 based on the analysis carried out by our letting team at **Let Property Management**.



£3,750 pcm

4 bedroom detached house

Holborn Drive, Ormskirk, L39 3QL

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Oct 2025 by Ian Anthony Estates, Ormskirk



£2,295 pcm

4 bedroom detached house

Parsons Brow, Rainford

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 19 Aug 2025 (167 days) by Arnold & Phillips, Ormskirk

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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