

LET PROPERTY PACK

INVESTMENT INFORMATION

Millrose Close, Skelmersdale, WN8

222066679











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



Property Key Features

4 bedrooms

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,500

222066679

Lounge







Kitchen







Bedrooms

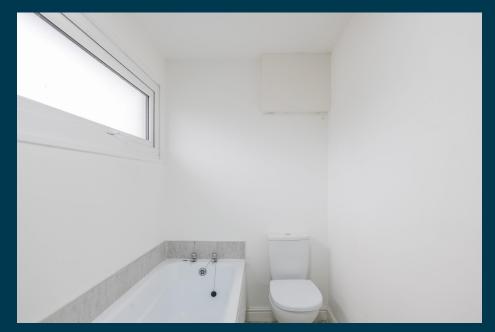






Bathroom







Exterior









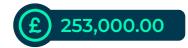
Initial Outlay





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



25% Deposit **£63,250.00**

SDLT Charge £15,300

Legal Fees £1,000.00

Total Investment £79,550.00

Projected Investment Return





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



(F)	1500
	1,500
1	
1	

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	ТВС
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

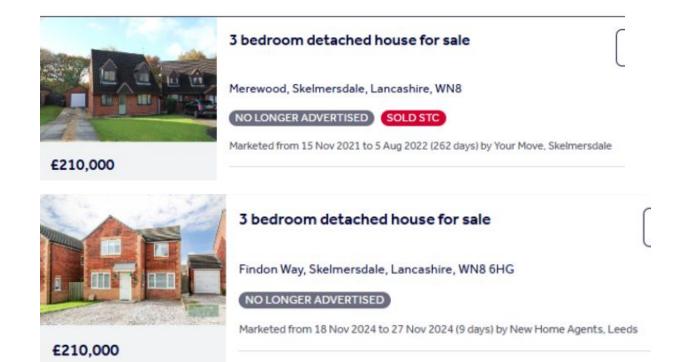
Net Return

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.



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.



4 bedroom detached house

Holborn Drive, Ormskirk, L39 3QL

CURRENTLY ADVERTISED

LET AGREED

£3,750 pcm

Marketed from 6 Oct 2025 by Ian Anthony Estates, Ormskirk



4 bedroom detached house

Parsons Brow, Rainford

NO LONGER ADVERTISED

£2,295 pcm

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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**



Millrose Close, Skelmersdale, WN8



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.